



County of Orange

# MEMO

**DATE:** October 9, 1996

**TO:** Members, Orange County Planning Commission

**FROM:** George Britton, Manager, Environmental & Project Planning Division

**SUBJECT:** Transmittal of Partial Materials for Agenda Item 1 (Musick Jail Expansion) for Tuesday, October 15, 1996

Materials for next week's agenda items for the Musick jail expansion (Tuesday) and the El Toro reuse plan (Wednesday) will be delivered this Friday, October 11th.

In consideration of the large quantity of materials to review, we are transmitting all of the comment letters received on the Draft EIR 564 (Musick Jail Expansion) today. (The 180+ page Lake Forest letter in this transmittal has not been bracketed; this letter will be bracketed and indexed to responses in the same manner as the other letters in the final transmittal.)

  
George Britton

BR:sf  
EC51557  
6100909372347

001251

August 27, 1996

Supervisor James W. Silva  
Orange County Board of Supervisors  
10 Civic Center Plaza  
Santa Ana, California 92706

C. Brian Conners  
25261 Dayton  
Lake Forest, CA  
92630

Dear Mr. Silva:

I would like to comment on two key issues affecting South County residents:

- 1) The Proposed El Toro International Airport Proposal
- 2) The Musik Jail Expansion Proposal

I believe that the Board of Supervisors is receiving biased, misleading and special interest sponsored studies endorsing these two initiatives. I can speak from experience.

1.) If you travel to other US international airports throughout the country, and I have to most of them, I can think of no international airport in the US that I would like to live within 15 miles. The reward for more economic growth of an airport in my experience has been crime (NY, Chicago, LAX, etc.) more traffic generation (one estimate 25,000 cars per day), noise (one plane per minute), congestion, smog, crazy taxi drivers, rental car companies, and transients. All of the above will affect the quality of life and the desirability of the residents that live near the airport.

001252

Page 2

Remember, the reason many of the residents moved to Orange County-Not for Jobs, but Quality of Life. If you think back just 5-10 years, Orange County was recognized as a "bedroom community". I had to commute 3 hours a day to LA in traffic for 3 years before I relocated my job to Orange County. I commuted that distance voluntarily because my first priority was for my family's quality of life. I can still remember the billboard signs (green areas, golf courses, palm trees, lakes, families) promoting Mission Viejo as the California Family Dream.

There are other very good alternatives to an International Airport that provide robust growth, but intelligently planned will preserve the quality of life. Disney makes at least \$1-2 Billion annually per entertainment park. I am not proposing another one be built, I only suggest that a combined entertainment /education/recreation use of the land is estimated to produce \$ 4 Billion to the county annually-what is wrong with that? The economic study I saw (First Interstate Bank) is that the county's total GDP is about that amount. Four billion dollars is more money than the county receives now, and I think the quality of life for all residents could be maintained to continue to make Orange County one of the most desirable places to live in the US.

1

2) PRISONS BELONG IN THE DESERT-OUT OF THE REACH OF FAMILIES AND CHILDREN-IT IS JUST THAT SIMPLE !!! NO MATTER WHAT THE COST !!!

001253

1  
(cont'd)

Even if there are extra costs of transportation, and logistical issues involved in locating a maximum security prison out of the immediate area, I believe most residents would be happy to pay for the extra costs versus seeing property values decline more so because of the stigma of having a jail located next to their home. I grew up in Nassau County, Long Island and they did exactly what is being proposed to Musik Jail. The properties have fallen 20-25% from there peak because of economic problems, but have not rebounded as well as other cities outside the area due to the deterioration of the neighborhood due to the perception of the prison. I do not care what anyone says- PERCEPTION IS 90% OF WHAT IS REALITY. People do not like to live near hard-core criminals even if they are chained down 100% of the time.

I urge you to oppose these initiatives heartily, because I have experienced them and I know most residents will regret them no matter how much growth they receive in exchange. I can tell you this I am days away from putting my house up for sale. If these measures move much further along my house will be up for sale in the next 60 days.

Sincerely and Concerned,



C. Brian Connors

Mr. Paul Fanning,

I am writing in regards to the Prison which you are supporting being built in my backyard. Fake Forest has always been a safe place where I felt comfortable to raise my family. However having a Prison with murderers, rapists & other convicts behind my home does not make me feel safe. I feel this Prison would be much too close to our homes all it takes is one to escape, or be let out ~~by~~ by mistake (which has occurred 3 times this year I believe). First, they want to put a airport

1  
(cont'd)

in my frontyard & now a  
Prison in the back. It is just  
too much. Somehow the homeowners  
in my community have been  
largely overlooked! With these two  
"assets" our homes will be  
worthless & no one will want  
to live here.

Thank you for your  
consideration.

RECEIVED  
SEP 16 1995  
EMA

Ann Heer  
Homeowner, Serrano Park

001256



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September 26, 1996

Mr. Paul Lanning  
Environmental & Project Planning  
300 N. Flower Street, Room 321  
Santa Ana, CA 92702

Dear Mr. Lanning:

We have reviewed EIR No. 564, The Musick Jail Expansion EIR, and the following are our comments regarding this report:

1. The modeling assumptions do not incorporate a Reuse Plan for the El Toro MCAS. We suggest that a cumulative analysis of El Toro MCAS re-use project and the jail expansion to be performed.
2. The report need to address how the selected improvements in table 21 will be funded.
3. A discussion of trip generation rates used in the modeling process should be included in the report. Specifically, existing and future trip generation rates assumed for all land use categories (i.e. : inmates, employment, etc.) should be specified.
4. The report indicates that the turning movements are pulled together from a number of sources and have been adjusted to correlate with ETSAM ADT projections. Further discussion may be needed in the report to explain the above procedure in detail.
5. The potential freeway impacts need to be identified in this report.

Please contact Shohreh Shoaee of my staff at (714) 560-5673 if you have any questions regarding the above comments.

Sincerely

Ron Taira,  
Manager of Transportation Analysis

REC-1  
SEP 30 1996

EMA

001257

Lanning  
300 N. Flower St.  
3rd. Fl. PO Box 4048  
Santa Ana, Ca. 92702-4048

RECEIVED  
SEP 30 1996  
Environmental & Project Planning

This letter is to express my concern about the proposed Musick Jail planned expansion.

The EIR report submitted is seriously flawed and comments regarding " no effects on the community " is an insult to anyone with the slightest of common sense.

1 Enclosed please find articles from only a few days papers that portray the mentality and behavior of released criminals. Are these the people that you would want residing in your community and released a short distance from your home and families ? Is anyone to really believe it would not affect the way of life in the entire community ?

This weeks riots in Folsom Prison ( one of the nations most secure facility ) was met with gunshots. Guards fired warning shots into the air before they fired at the prisoners. Where did these bullets come down ? In the future perhaps in the heads of ourselves , our children and our families. But no, it won't have any effect on the surrounding community as the report states.

2 How about the prisoner that escaped from the bus going to Musick last week ? Perhaps he needed a car. The parolee in Colorado needed a car and killed three fine young men to get it. But no, it will have no effect on our community as your report states.

3 In addition this facility will encourage all homeowners to arm themselves and live in a constant state of anxiety. We could no longer let our children play in the parks and streets and enjoy the life we came here for. Every stranger would be suspect. Who will be responsible for the neighbor boy that climbs over the fence at night and is shot out of fear. Who will take the responsibility? Those making the EIR report ? I hardly think so.

4 One only needs to read the daily paper to see the effects of prisons, parolees, escapees and exconvicts. They do not belong in a family oriented neighbor. If this prison is allowed to be built, we ourselves will be prisoners in our own homes, unable to freely walk our streets, sleep in peace or sell our homes. We will be incarcerated in much the same way the incarcerated were allowed into our fine community.

5 For whomever did the traffic study you must have forgot to try and pull out of our tract between 7-10 am and 4-6 pm. If you did you would have made note of this sometimes impossible task and extremely dangerous feat. If traffic gets any worse we won't have to worry about ever selling our home , nobody could get to it anyway. Well, not to worry, the EIR report says the added traffic won't effect our community.

001258

7 The common sense approach would be to build the prison in close proximity to the courthouse, public transportation, legal practices and families of crime oriented individuals. Not only is the price of land more reasonable, but the prison could be built highrise style making construction less expensive. Construction would provide considerable jobs in this low income area and serve as training for those with no skills (perhaps parolees) offering them an occupation and a new lease on life. Time credits could be earned for those non-violent prisoners that volunteer to provide labor. It also would be convenient for attorneys and save considerable travel time and county expense for public defenders. It would be convenient for families and friends of prisoners as public transportation is readily available to this area.

8 There are numerous area of Santa Ana that are desperately in need of renovation. This project could provide that renovation, much need jobs and job training. Funding for such a project could come from the sale of the property of the existing Musick Honor Farm and government subsidies for job training programs.



Richard Gash  
24246 Sparrow St.  
Lake Forest, Ca. 92630

9 PS. Perhaps we should enact a law that states " The effected community has the exclusive right to appoint the consulting firm that prepares the Environmental Impact Report. "

# Girl's murder provokes debate on sex offenders

**CRIME:** The slaying has anguished the nation. Some are calling for chemical castration for child molesters.

By **TERRENCE PETTY**  
The Associated Press

BONN, Germany — Germany is weeping for Natalie Astner.

Kidnapped on her way to school Friday, sexually abused and left to die, the 7-year-old Bavarian girl has become the focus of a national soul-searching over public safety and the early release of sex criminals from jail.

Natalie was seized in her home village of Epfach, sexually molested, battered against a tree, and then dumped naked and unconscious into a river — allegedly by a convicted child molester released early from prison for good behavior.

Germans have sent flowers to Natalie's parents, and placed teddy bears, red roses and candles near the Lech River, where her assailant left her to drown.

As her white coffin was lowered into the ground Wednesday in Epfach, anguished Germans were asking themselves how to prevent the legal system from failing again.

They were aghast at the recently disclosed sex murders of young girls in Belgium. But they tend to view their country as a place where children do not have to worry about walking alone. Natalie's murder has badly shaken this sense of safety.

"I can understand the rage and the indignation that has been unleashed by the crime against little Natalie," federal Justice Minister Edzard Schmidt-Jortzig said Wednesday. "Everything must be done to prevent such crimes."

From five to 10 children are killed in Germany each year by people who have sexually abused them, says Christian Pfeiffer, head of Lower Saxony state's Research Institute for Criminology.

Chancellor Helmut Kohl's Cabinet on Wednesday discussed the murder and the country's existing laws on sex offenders. "This is an extremely important matter that affects the whole populace," Kohl said through a spokesperson.

The murder has been front-page news all week. Politicians and law enforcement officials have gone on TV and radio shows arguing over whether laws on the early release of sex offenders are too liberal.

A 27-year-old electrician has confessed to Natalie's murder. The man, identified only as Arnim S., was convicted of molesting children in 1993 and released early from prison last year because officials deemed he was no longer a menace to society.



The Associated Press

**PARENTS' PAIN:** Johann and Christine Astner cry in each other's arms Wednesday during the funeral of their slain daughter, Natalie, in Bavaria.

Residents of Natalie's village, where black ribbons were draped over street signs, are in such pain that journalists were not permitted inside St. Bartholomew Church for her funeral.

The service, attended by virtually all of the 500 villagers, was broadcast over loudspeakers to 200 people who could not find space inside in the church.

Since Monday, parents in Epfach have been escorting their children to school.

According to Reinhard Nemetz, lead prosecutor in the case, Arnim S. told investigators he got into a borrowed car Friday intending to kidnap a child for ransom.

He spotted Natalie, stopped the car, shoved her into the trunk as she cried for help, and drove to a bridge, Nemetz said. He then bound Natalie's arms and legs, the prosecutor said.

The accused said he drove Natalie to a field and sexually abused her, Nemetz said. The suspect denies raping her.

Natalie begged for her life, offering money to Arnim S. and promising not to tell her parents what had happened, Nemetz said. The accused repeatedly rammed her head against a tree, threw her unconscious body into the car, and drove to a brook, into which he tossed her body, the prosecutor said.

Claudia Nolte, federal minister for matters concerning families, the elderly, women and children, is demanding chemical castration for repeat sex offenders — but only on a voluntary basis.

"Our goal must be assuring that children are protected from sexual abuse," she said.

The Christian Social Union, the party that governs Bavaria, has demanded that the maximum sentence for sexual abuse of children be raised to 15 years from 10 years and that probation be mandatory for all sex offenders released early.

# Jail escapee unearthed at his girlfriend's home

**ARREST:** The man, who had fled during a jail-bus ride Monday night, is found several hours later, hiding in the closet.

By **CHRISTINE L. PETERSON**  
The Orange County Register

SANTA ANA — An Orange County Jail inmate who escaped Monday after kicking out the back window of a jail bus was re-arrested early Tuesday at his girlfriend's home.

Arturo Martin Quezada, 22, of Santa Ana was found hiding in a closet of a home in the 900 block of North West Street at about 3 a.m., Orange County sheriff's Lt. Ron Wilkerson said.

"It was just good sleuthing and police work," Wilkerson said of the strategy used to find Quezada.

Fugitive-warrant investigators interview acquaintances of escapees to learn where they may have gone. That process led deputies to the home of Claudia Hesequio, 21.

Hesequio was arrested on suspicion of aiding and abetting an escapee: Quezada, who had been jailed on a spousal-abuse conviction, was booked on an escape charge, which could send him to state prison.

Quezada was working in a kitchen at the Central Jail and was being taken back to the minimum-security James A. Musick Facility in Irvine when he escaped at about 8 p.m. Monday. He kicked out a window and fled west on Santa Ana Boulevard toward Poinsettia Street.

He was in a low-security bus that didn't have bars over the windows — customary transportation for inmates assigned to work crews, Wilkerson said.

Before his escape, Quezada had served one month of a nine-month sentence for the spousal abuse of a woman, Wilkerson said.

According to court records, Quezada was convicted twice for spousal abuse, in August 1995 and in August 1996.

After the first incident, Aug. 4, 1995, Quezada was sentenced to three years' probation, 60 days in jail and ordered to complete a domestic-violence program, the records show.

He submitted proof to the court in December 1995 that he had signed up for the domestic-violence program.

But he pleaded guilty in September 1996 to the second charge and was sentenced to 90 days in jail for the 1996 conviction and a six-month sentence for violating his probation in the 1995 case.

Register staff writer John McDonald contributed to this report.

► **COURTS:** RULING PROMISES TO  
DELAY TRIAL OF SERIAL-KILLER  
SUSPECT. **PAGE 5**

► **CULTURE:** ART MUSEUM TO  
SELL WORKS OF RENOWNED  
PHOTOGRAPHER. **PAGE 7**

# Me

THE ORANGE COUNTY REGISTER

## Parents visit home where son was slain

**CRIME:** Richard and Anita Bates claim their son's remains and question a violent man's parole.

By **KIM CHRISTENSEN**  
The Orange County Register

BAYFIELD, Colo. — Richard and Anita Bates stepped over a spray of red roses and closed the front door behind them Friday as they entered the house where their son Steven and two friends were slain three days earlier.

They avoided the bedroom where Steven and the others died of gunshot wounds in the head.

A short while later they emerged, clutching his basketball and diary, keepsakes of a promising life that ended much too soon at the age of 20.

"We came out here to bring our son home," said Richard Bates, who hours earlier had arranged to have Steven's body sent back to Orange County for funeral services Monday.

"We're saddened to come here for this reason, especially something as horrible as this was — the loss of our son and two other kids," he said. "It's a hard thing to adjust to, having a son murdered. It just kind of makes you numb."

Steven Bates and two Orange County friends, Joshua Turville

and John Lara III, both 20, were shot to death early Tuesday by Joseph Gallegos, a Colorado parolee to whom they had given a helping hand and a place to live.

Gallegos, 18, was killed hours later by a Greeley police SWAT team, while holding his ex-girlfriend and three other University of Northern Colorado students hostage in a dormitory room.

Richard Bates, a Rancho Santiago Community College biology professor, said he and his wife are troubled that someone with Gallegos' criminal history was allowed to move in with his son and the others without any supervision by authorities.

Please see **PARENTS** Page 2

001262

# One inmate killed, 13 hurt in racial clash at 'New Folsom'

**PRISON** — One inmate was killed and 13 others were injured in a battle between black and Hispanic gangs in an exercise yard at California State Prison-Sacramento.

Four guards were slightly injured trying to stop the violence, which began about 9 a.m. Friday at the prison, more commonly known as "New Folsom," spokeswoman Linda Howell

said. At least 200 inmates were in the exercise yard of the prison's housing unit B when a fight broke out between about 100 black and Hispanic inmates, Howell said. Some of the inmates apparently were armed with handmade knives, said prison officials.

At least 15 shots were fired by guards as they tried to stop the fighting, which lasted at least 30 minutes, said Howell.

The dead prisoner was ident-

fied as Victor Hugo Flores, 22, who was sentenced to 18 years by a Los Angeles County court in 1994 for voluntary manslaughter and attempted second-degree murder.

Flores suffered at least one gunshot wound, but the wound was in the buttocks and the cause of death was not immediately clear, said Corrections Department spokeswoman Kelli Cor-

saut. When the fight broke out, guards ordered the inmates to lie flat on the ground. Officers entering the yard then fired rubber projectiles at inmates who continued to battle. Guards in riot gear fired warning shots, but the fighting continued. Prison rules call for guards to fire on inmates only after all other efforts to stop a riot have failed.

October 1, 1996

Environmental Management Agency  
 Environmental and Project Planning Division  
 ATTN: Paul Lanning  
 County of Orange  
 P. O. Box 4048  
 Santa Ana, CA 92702

RECEIVED  
 OCT 01 1996  
 Environmental & Project Planning

Re: Public Comments on Musick Jail EIR

Dear Mr. Lanning:

1 I have several concerns with the proposed expansion of the subject jail. First, a maximum security jail in the middle of the Irvine Spectrum is a bad idea. This area is a magnet for young, growing middle class families. This area is ringed with existing and new residential development. It is ringed with new and expanding light industry and other businesses. You do not plunk down a maximum security jail, housing seven times the number now housed, in the middle of this kind of an area. This type of facility will attract the wrong element to the area, i.e. the convicts' friends and family, who no doubt share their values. These convicts will be released into the area. It will be importing a serious criminal element into an area which is now considered to be relatively "safe." Why aren't more remote areas of Orange County being considered? Or areas which are already crime-ridden, such as downtown Santa Ana?

2 Second, I am concerned that the impact on traffic has not been adequately projected. A seven-fold increase in the number of inmates, along with employees of the expanded facility, will have a major impact on Alton Parkway, Trabuco/Irvine Blvd., and Bake Parkway. The traffic on Bake Parkway has already increased five to seven-fold since the opening of the Bake Parkway freeway ramps. The corner at Bake/Trabuco will be a severe bottleneck, as Bake Parkway and Lake Forest Avenue are the only routes of ingress/egress from the Foothill Ranch area (excluding the Foothill Tollway, which is not practical because it ends in Irvine).

3 In short, I am personally affected, because Bake Parkway used to be a pleasant suburban street, and is now used as a raceway and shortcut for persons trying to avoid the 405 freeway to get to places like Portola Hills, Rancho Santa Margarita, Dove Canyon and Coto de Caza. Now, with a huge jail facility located at the gateway to Foothill Ranch (Bake/Trabuco intersection), it will be obnoxious. I am not sure if a commercial facility wanted to build such a plant, they would be allowed by the County to so adversely impact the surrounding area.

Very truly yours,

  
 CAROL M. MATHEIS

5 Pandale

Foothill Ranch, CA 92610  
 (714) 455-9410

001264

Post-It™ brand fax transmittal memo 7871		# of pages > 2
To	Paul Lanning	From
Co.		Co.
		Carol Matheis



CHRIS MANSON  
CHIEF OF STAFF

# Assembly California Legislature

**MICKEY CONROY**  
ASSEMBLYMAN, SEVENTY-FIRST DISTRICT  
ORANGE COUNTY

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SEP 1 1996

EMA

September 25, 1996

Mr. Paul Lanning  
Environmental Management Agency  
Environmental and Project Planning Division  
P.O. Box 4048  
Santa Ana, CA 92702

Dear Mr. Lanning:

Please insert my proposal to locate a multi-county jail facility at the former George Air Force Base into the official record of this meeting as it is presented by my Field Representative Chau Tran. My concern is that the D.E.I.R. is deficient, in that it has not fully explored all the alternatives to the proposed project as required under the California Environmental Quality Act. The specifics of such discrepancies will be detailed in the proposal.

My proposal to locate a prison complex on a closed military facility far from population centers represents a sensible alternative to the one currently being proposed. It deserves to be given full and careful consideration as an alternative in the CEQA document now being prepared.

Thank you for taking this proposal under consideration. Should you have any questions, please do not hesitate to contact me.

Sincerely,

*Mickey Conroy*

MICKEY CONROY  
Assemblyman, 71st District

## OFFICES

STATE CAPITOL  
SACRAMENTO, CA 95814  
(916) 445-2778  
FAX (916) 324-6872

1940 N. TUSTIN ST., #102  
ORANGE, CA 92665  
(714) 998-0980  
FAX (714) 998-7102

001265



CHRIS MANSON  
CHIEF OF STAFF

# Assembly California Legislature

MICKEY CONROY

ASSEMBLYMAN, SEVENTY-FIRST DISTRICT  
ORANGE COUNTY

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## Comments of Assemblyman Mickey Conroy on the inadequacy of the Draft Environmental Impact Report for the expansion of the Musick Jail Facility Irvine, CA September 25, 1996

The Draft E.I.R. is deficient in that it has not fully explored all of the alternatives to the proposed project as required under the California Environmental Quality Act.

1 My proposal is to locate a multi-county jail facility outside of Orange County at the closed George Air Force Base near Adelanto in San Bernardino County. There are a number of reasons why this would make sense. First and foremost, the people in the area would welcome a jail/prison facility and the jobs which such a facility would create locally. It is clear that you will find that locating a jail here in the densely populated South Orange County is opposed by the majority of local residents. Since that is the case, it makes good sense to try to find a way to locate such a facility where it would be welcomed, rather than in Orange County, where it will be fought every step of the way.

Concerns have been raised that there would be prohibitive costs of transporting prisoners back and forth from a remote site to Santa Ana to appear in trials. These may be valid concerns, but there may be viable solutions to these concerns, and they deserve to be studied.

For instance, as we enter the electronic age, what is wrong with building a generic courtroom at George, where prisoners could be arraigned, or where they could make court appearances via electronic closed circuit hookups.

2 I should also like to point out an inconsistency in the D.E.I.R. On page 41, a statement is made that "the medium and maximum security inmates never leave the buildings unless they are released, **AND NEVER GO TO COURT** or to the hospital." In spite of this quote, on pages 213 and 214 where a brief discussion is made of the possibility of a remote location alternative, the document uses the cost of transportation to court as the compelling reason against a remote location. The other compelling reason stated, is that in the 1989 study of a Riverside County location, the local population was against siting a jail in their community. As I stated earlier, at George Air Force Base, the community of Adelanto, which is closest to the base, and the one most impacted

OFFICES

STATE CAPITOL  
SACRAMENTO, CA 95814  
(916) 445-2778  
FAX (916) 307-5577

1940 N. TUSTIN ST., #102  
ORANGE, CA 92665  
(714) 998-0980  
FAX (714) 998-7102

001266

2  
(cont'd)

by the loss of military employment, is supportive of locating a prison at the base.

3

My point is that there are solutions if people care enough to look for them. The purpose of an Environmental Impact Report is to examine the probable impacts of a proposed project and to mitigate the impacts or suggest alternatives with fewer negative impacts. Clearly the alternative of placing a jail facility in an area away from the dense population will mitigate the negative effect of locating the jail in the El Toro, Lake Forest or Mission Viejo communities.

The concept which I proposed to the Governor last May is fairly straightforward:

The prison complex would include three separate and independent facilities within one perimeter:

- \* A multi-county detention center to ease overcrowding in the county jails in several Southern California counties. Only criminals who have been sentenced to 30 days or more would be sent to this facility.
- \* A state prison for state prisoners and for county prisoners who have been sentenced to at least one year.
- \* A federal prison for those convicted of federal crimes, including those who have entered this country illegally.

4

All levels of government--County, State, and Federal--could save the taxpayers substantial amounts of money in construction costs by building three facilities at a single site. In addition, there would undoubtedly be savings in the costs of operating three adjacent prisons.

This proposal clearly represents a sensible alternative to the one now being proposed. It deserves to be given full and careful consideration as an alternative in the CEQA document now being prepared.

It solves a number of problems. It will ease jail over crowding in Orange County and other Southern California Counties, as more people are convicted under "three strikes". It will replace the jobs lost in the area around George Air Force Base and it will help eliminate any need for building a new jail in Orange County.

I am aware that this proposal would represent a significant departure from the way business is normally done in government. The fact alone, should not rule out a meaningful examination of the idea. Government needs to get away from the "business as usual" notion of doing things and be willing to look at innovative new solutions to old problems. I am aware that a thorough examination of the proposal may determine that it is indeed unfeasible for cost or other reasons. I simply think that it would be in the best interest of all concerned to be certain that every potential alternative to the Musick expansion has been thoroughly evaluated before coming to the conclusion that a new jail facility must be built in this neighborhood.

001267

5

The D.E.I.R. presently deals with the alternative of a remote site. This report is deficient because it relies primarily on information developed in 1989, and does not take into consideration the technological advances that have occurred since that time. These recent developments allow for such things as videoconferencing which allows for a defendant to be present at trial from a remote site via electronic communication. The law has been changed since 1989 to allow this, we should consider all of these things before simply dusting off a 7 or 8 year old study and relying on it as being valid today.

Thank you for taking this proposal under consideration.

001268

David Bowman  
24511 Via Tonada  
Lake Forest, CA 92630

September 30, 1996

Paul Lanning  
County Planner and Project Manager  
300 N. Flower Street, Third Floor  
P.O. Box 4048  
Santa Ana, CA 92702

**Subject: Strong Opposition To The James A. Musick Jail Expansion Proposal**

Dear Mr. Lanning:

As a Lake Forest resident, I am strongly opposed to the James A. Musick Jail Expansion due to safety considerations impacting the community and the adverse impact on residential property values.

1  
Knowing that Orange County will benefit from the implementation of this project, I expect to be financially compensated should this proposal be implemented thereby adversely impacting the value and/or marketability of my residence located at 14511 Via Tonada, Lake Forest. What are Orange County's plans for compensating home owners located in the vicinity of these proposals?

Please pursue alternatives to the James A. Musick Jail Expansion that would have less of an adverse impact on the residents of Lake Forest/Irvine. I can be contacted at (714) 754-2073.

Regards,



David Bowman,  
A Very Concerned Lake Forest Resident

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001269

## DEPARTMENT OF TRANSPORTATION

DISTRICT 12  
2501 PULLMAN STREET  
SANTA ANA, CA 92705



September 27, 1996

Paul Lanning  
Environmental Management Agency  
300 N. Flower Street  
Santa Ana, Ca. 92702-4048

File: IGR/CEQA  
SCH # 96061024

Subject: James A. Musick Jail Expansion

Dear Mr. Lanning:

1 Thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the above mentioned project. The proposed project consists of expansion and operation of the Musick jail to a maximum of 7,584 inmates. Caltrans District 12 is a reviewing agency and has no comment at this time.

Please continue to keep us informed of future developments which could potentially impact our State Transportation Facilities. If you have any questions, or need to contact us, please call Aileen Kennedy on (714) 724-2239.

Sincerely,

Robert F. Joseph, Chief  
Advance Planning Branch

cc: Tom Loftus, OPR  
Ron Helgeson, HDQTRS Planning  
Tom Persons, HDQTRS Traffic Operations  
T. H. Wang, Traffic Operations

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001270

A Resident Owned Senior Community

# The GROVES Homeowners, Inc.

5200 Irvine Blvd., Irvine CA 92720 (714) 832-3600 • FAX (714) 832-3536

September 30, 1996

To Whom This May Concern:

It is impossible for me to believe that the county in which I have resided, worked and raised my children for over 22 years would even consider placing a maximum security facility directly across the street from a beautiful, family oriented neighborhood, Serrano Park.

1 This is a complete travesty - the prisoners get a beautiful neighborhood in which to live, meanwhile, our beautiful neighborhood loses its property values, no longer attracts families with children and will therefore lose many residents that no longer will feel safe in their own home. Do you realize we can hear the loudspeakers from Musak - that is how close we are.... The prisoners win - we lose - and what did we ever do to deserve this - pay our taxes - participate in the community activities, etc. The additional traffic caused by the family members and friends of prisons will just add to the breakdown of the quality of life in this area.

But then - why should I believe the county cares about the beautiful neighborhoods of Lake Forest, Irvine and surrounding cities since they want to completely ruin it with the addition of an unwanted - unneeded and completely unjustified airport!!!!

My husband and I planned on retiring soon - is this the community that we want to live to retire in? Happy peaceful retirement to us!

I hope you consider the homeowners and residents that reside here this above the prisoners!!!

Sincerely,

*Charlene Middleton*

Charlene Middleton

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001271

October 1, 1996  
24662 Sunset Lane  
Lake Forest, Ca. 92630

Paul Lanning Project Mgr.  
300 N. Flower St.  
#321  
P. O. Box 4048  
Santa Ana, Ca. 92702

Re: Prison and Airport

Dear Paul:

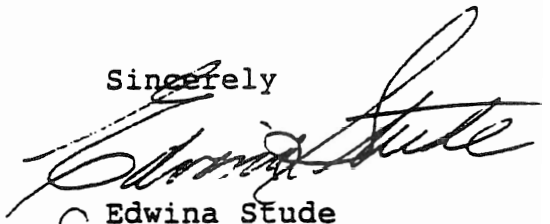
We strongly oppose both!

We feel it is unpatriotic to have the meeting on November 5. Part of the duty of a good citizen is to give your time to administration of the voting. It is unbelievable for you to take this fact and deprive those citizens of their right to attend and protest at the meeting by scheduling it for November 5. The basis of our country is to listen to the people and their views. Not to schedule and change meetings, so this is not possible.

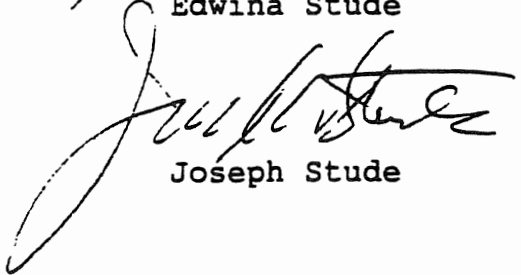
WE were pleased at the meeting to see instead of apathy that has reigned for a long time in Lake Forest, citizens involved and ranging in all ages.

Let's at a local level show what America is all about and not make a sham of our nation's ideals.

Sincerely



Edwina Stude



Joseph Stude

cc: John R. Lewis  
B.Boxer  
Feinstein  
C. Cox

001272

OCT 02 1996

October 1, 1996

Environmental Management Agency  
Environmental and Project Planning Division

~~ATTN: Paul Lanning~~

County of Orange  
P. O. Box 4048  
Santa Ana, CA 92702

Re: Public Comments on Musick Jail EIR


Dear Mr. Lanning:

1 I have several concerns with the proposed expansion of the subject jail. First, a maximum security jail in the middle of the Irvine Spectrum is a bad idea. This area is a magnet for young, growing middle class families. This area is ringed with existing and new residential development. It is ringed with new and expanding light industry and other businesses. You do not plunk down a maximum security jail, housing seven times the number now housed, in the middle of this kind of an area. This type of facility will attract the wrong element to the area, i.e. the convicts' friends and family, who no doubt share their values. These convicts will be released into the area. It will be importing a serious criminal element into an area which is now considered to be relatively "safe." Why aren't more remote areas of Orange County being considered? Or areas which are already crime-ridden, such as downtown Santa Ana?

2 Second, I am concerned that the impact on traffic has not been adequately projected. A seven-fold increase in the number of inmates, along with employees of the expanded facility, will have a major impact on Alton Parkway, Trabuco/Irvine Blvd., and Bake Parkway. The traffic on Bake Parkway has already increased five to seven-fold since the opening of the Bake Parkway freeway ramps. The corner at Bake/Trabuco will be a severe bottleneck, as Bake Parkway and Lake Forest Avenue are the only routes of ingress/egress from the Foothill Ranch area (excluding the Foothill Tollway, which is not practical because it ends in Irvine).

3 In short, I am personally affected, because Bake Parkway used to be a pleasant suburban street, and is now used as a raceway and shortcut for persons trying to avoid the 405 freeway to get to places like Portola Hills, Rancho Santa Margarita, Dove Canyon and Coto de Caza. Now, with a huge jail facility located at the gateway to Foothill Ranch (Bake/Trabuco intersection), it will be obnoxious. I am not sure if a commercial facility wanted to build such a plant, they would be allowed by the County to so adversely impact the surrounding area.

Very truly yours,

  
CAROL M. MATHEIS

5 Pandale  
Foothill Ranch, CA 92610  
(714) 455-9410

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Eugene Dale Tyler  
P.O. Box 19397  
Irvine, CA 92623-9397

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OCT 02 1996  
EMA

October 1, 1996

County of Orange

~~Pat Lanning~~

300 N. Flower Street, 3rd Floor

P.O. Box 4048

Santa Ana, CA 92702-4048

Dear Sir:

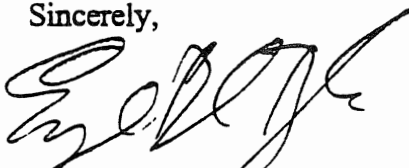
This is to advise you that I believe that the expansion of the Musick jail is a grave error and fraud perpetrated on the communities of southern Orange County, especially Lake Forest, Mission Viejo, and Irvine.

1 I have examined the so-called EIR and have found it lacking in substance and in form. There appears to be no real examination of alternatives to building anything but a overwhelming group of structures completely out of character for the area. Also, I saw no examination of steps that would be taken to prohibit visitors to the jail from causing parking problems, loitering, and committing crimes in the immediate area. At the very least, access to the jail should be from the east only, and persons enroute to or from the jail should be arrested for using routes other than the one prescribed. It should be considered a violation of parole/probation to be within 2 miles of the jail, except for work or school.

2 Also, statements made about the community around the Lacy jail by Mr. Gates are incorrect. I have talked to persons who live in that area. They report frequent problems with petty crimes and some are afraid to call the police for fear of reprisals. Mr. Gates is biased because he stands to gain financially from the construction of the Musick jail. He would have a greater budget and would supervise more personnel, thus demanding a bigger salary.

3 I encourage the supervisors of Orange County to send the Musick jail back to the drawing board. We should be looking at less expensive alternatives, like using out of county private jails that will house our prisoners at a fraction of the cost in remote areas of California.

Sincerely,



Eugene Dale Tyler

001274

Thomas A. Grisafe  
25032 Paseo Cipres  
Lake Forest, CA 92630

October 2, 1996

re: Musick Maximum Security Jail EIR

Paul Lanning, Project Manager  
Environmental & Project Planning  
300 N. Flower St. Rm. #321  
Santa Ana, CA 92702

Dear Mr. Lanning,

I wish to raise several issues that I believe are flaws and/or outright fraudulent claims made in the Musick Jail EIR. The general tone of the report is that of a sales pitch rather than what it should be, an objective evaluation of the impact of the proposed project on the community. Even portraying the project as an "expansion" rather than describing what it really is, "the replacement of a minimum security honor farm with a maximum security Jail" belies the intent of the writers to deceive the reader. This is not merely an expansion of the existing facility. Below are additional comments I wish considered.

1. The EIR does not accurately portray the project for what it is, a 5-story maximum security inmate facility located in an area zoned for private homes and 2-story commercial buildings. It does not indicate that project will introduce a new and dangerous class of inmates and their associates into our community, our neighborhoods and our places of business. Nor does it accurately address the socioeconomic impact on the surrounding communities. Clearly the intent of the EIR is to promote the project and to neutralize any opposition to it. Even the photographs showing the site are taken in such a manner to include only the rural property surrounding the facility and not show the adjacent residential areas. That in itself is deceitful.
2. The EIR does not address the unimproved land on the Musick site except to indicate that it will be farmland. Clearly this property will be available for further expansion and additional facilities. No information is given guaranteeing future use of the property or its further impact on the communities.
3. The EIR does not address how the severely disturbed juveniles will commute to and from the facility. Will we have these people roaming our neighborhoods? How will the County ensure that they do not have any negative impact on our local communities or businesses?
4. The EIR does not address the cumulative effect of the airport, the homeless shelters, the disabled facilities and other projects that are proposed for this area. This report should include the combined effect on the local property values, traffic, community maintenance, community security, and other issues that may affect the local communities and County in general.

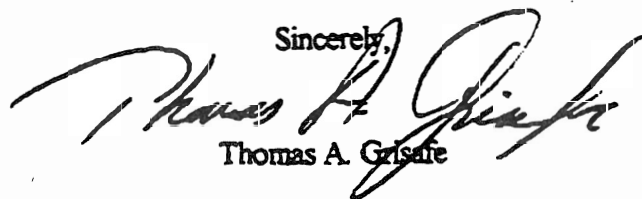
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5. The EIR does not address the County's previous commitment to not expand the Musick site to anything more than the existing minimum security facility. Are we to accept that the County does not intend to honor its contracts with its citizens? If so, why then should we believe anything promised in the current proposal?
6. The EIR traffic impact analysis is inconsistent with the airport EIR.
7. The EIR does not address alternatives to this site and why alternate sites were rejected by the County. My understanding is that the County is pursuing this site because of opposition from residents near other sites. Are we operating on the basis of might makes right?
8. The EIR does not address how the County will compensate residents if we are damaged in the form of decreased property values, victims of crimes, increased insurance premiums, increased community maintenance costs to maintain clean streets, remove graffiti, and repair damage. Is it the intent of the County to unload these and other financial burdens on local communities without just compensation?
9. The EIR does not address the impact or control of visitors to our communities. Clearly there will be little distinction between the people in the prison and those coming into our communities to visit and meet with the inmates. Is it the intent of the County to leave us to our own resources to deal with these bitter and often dangerous persons in our homes, in our neighborhoods, in our schools and in our places of business?
10. The EIR does not address the future plans for the facility. Every time we hear an estimate of the number of inmates proposed for this facility it goes up. Estimates have increased from 7400 to 7680 inmates. What guarantee do we have that the county will limit the population to this number of inmates and that it will never increase in the future?
11. The EIR does not address the release of prisoners into our community. Through various meetings we have learned that it is the Sheriff's intent to release all classifications of criminals into our neighborhoods without regard to whether they are homeless, penniless or have transportation. Clearly these people must find a means to get where they are going and they will draw on the most available resources, our homes.
12. The EIR does not address how to contain 8000 prisoners in the event the security of the facility is breached by a major event such as an earthquake, a bomb or airliner crash. How will it be possible for a handful of guards to control that many hardened criminals or is it the County's intent to let them die in their cells?
13. The EIR claims that there will be no effect on property values of the local communities. The recent drop in local home prices and testimonies specifically stating that buyers decided not to purchase homes in this area when they learned that there are plans for a prison prove this assumption is wrong.

14. The EIR claims that the presence of a prison in our neighborhood will present no risk to the safety of our wives and children despite the fact that rapists and child molesters will be released within 700 feet of our neighborhoods. Even cigarette machines must be placed at least 1000 feet from our kids' schools. Apparently the writers of the EIR believe that cigarettes present a greater risk to our kids than released criminals.
15. The County is rushing to vote on this important issue before the elections despite the fact that there is no money to initiate it for many years. There has been insufficient time to evaluate the validity of the EIR as demonstrated by the numerous errors and omissions cited in various forums. This issue should be shelved until all elements of it are studied.
16. The Planning Commission has not addressed the fact that several of the Orange County Board of Supervisors have made contributions to projects that are compatible with a prison at this site. A case can be made that the decision to locate the new prison at the Musick site has already been made and the EIR is merely a formality designed to meet the letter of the law. Clearly it was not intended to evaluate true environmental impacts on those affected by this project.
17. Implementation of the proposed Musick facility will limit other project options for the Marine Base should the existing proposals be found unworkable. The EIR should address how approval of this project will affect other uses for the remaining El Toro base property.
18. The EIR does not address how the Musick proposal will affect the pollution cleanup programs in process for the Marine Base. What will be the impact of a vote on this proposal before the marines complete their clean-up project?
19. The EIR includes no information concerning Brad Gates' efforts to obtain land adjacent to the site or what that land will be used for. What restrictions will be placed on the use of that land and will it ever become available for even further expansion of the facility?
20. Finally, the whole evaluation process is a sham. There is not one individual in any of the decision-making agencies that represents the unanimous view of the communities most affected by these actions. Without proper representation any decision reached will not be binding on South County. To proceed with this proposal with only one side represented is deceitful and fraudulent and will waste taxpayers' time and resources.

Sincerely,



Thomas A. Grisafe

cc: Donald J. Saltarelli, Supervisor, County of Orange  
Rodger R. Stanton - Chairman, Orange County Board of Supervisors

001277

September 28, 1996

Paul Lanning  
Environmental and Project Planning Division  
300 N. Flower Street, Room #321  
P.O. Box 4048  
Santa Ana, CA 92702

Dear Mr. Lanning:

1 I have read Draft Environmental Impact Report #564 and with all due respect to everyone involved in the preparation of the document it would have to be classified as fiction to be considered credible.

2 I am pleased to report that without difficulty that I have located an alternative 153.8 acre site for the new jail at the intersection of San Canyon and Irvine Boulevard (APN# 104-116-03). The site is federal land and part of Marine Corp Air Station El Toro. The County of Orange has jurisdiction over that land under the Local Reuse Authority. The nearest residential development is the Groves Mobil Home Adult Park, it is gated and is approximately 1.1 miles from the site. The nearest single family homes are 1.8 miles from the site. The San Canyon site is superior in almost every way to the Musick Site, yet it was not mentioned in the E.I.R. as an alternative site. I recommend trading the 100 acre Musick site for the 153.8 San Canyon site.

The E.I.R. concluded that the announcement by the county to expand the Musick Branch Jail had no negative impact on property values near the facility. I would be delighted if that conclusion was accurate because it would be good for my business, unfortunately it is false for the following reasons:

3 If the strong public opposition to jails near homes is considered, it is illogical to conclude that a large maximum security jail would have no impact on property values.

The conclusion is in opposition to the real estate appraisal principal of economic obsolescence: Economic obsolescence is caused by factors external to the property being appraised. Such depreciation usually affects many properties in the area and is beyond the control of an individual property

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owner. Examples of economic obsolescence are the proximity of an improvement to a freeway or railroad, infiltration of inharmonious land uses, changes in legislation or zoning and changes in the character of population in the neighborhood.

A maximum security Jail just seven hundred feet from existing residential real estate would unquestionably cause economic obsolescence but the amount cannot be determined at this time. A reasonable estimate would be a loss in value of between ten and twenty percent for the homes nearest the facility.

**4**

No sales were reported in Serrano Park the nearest residential housing to James A. Musick during the study period.

**5**

Realtors are reporting that the controversy over the airport and jail is causing buyers to avoid looking at homes near those facilities and sellers are finding it more difficult to sell their homes.

**6**

The report assumed that stories in the L.A. Times and O.C. Register was adequate public notice. That assumption is false because a large percentage of the people purchasing property in Orange County live outside of Orange County and do not read either publications.

The study compared a three month period between April 24, 1996 and July 24, 1996 following the announced expansion plan with the Pre-Announcement period from May 1, 1995 through April 23, 1996. That short time period is inadequate to derive a conclusion.

The study gave no consideration to the impact any eventual approval of the plan and construction of the jail would have.

**7**

Purchase contracts for real estate are negotiated thirty, sixty or ninety days in advance of the close of escrow. This fact invalidates the study period.

Homeowners that closed escrow between April 24, 1996 and July 24, 1996 were not contacted to confirm that proper disclosures were made about the jail expansion and if disclosure would have effected their purchase.

The study only considers square footage, no attention is given to location, condition, amenities, market conditions etc.. It would take a minimum of

**7**  
**(cont'd)**

twelve to eighteen months to determine the impact on property values with the method used in the study.

No one with professional knowledge would use this method if they were looking for accurate results. Regrettably, the study gives rise to a strong suspicion of incompetence, negligence or fraud.

To the best of my knowledge not one of the residential real estate brokers that work the area were interviewed about market demand or buyer's attitudes following the jail expansion announcements.

When disclosure is made to prospective buyers about the potential jail expansion the majority elect not to look at property in that area.

Members of an advertising group that meets once per week to select the best properties to advertise voted not to advertise Lake Forest property due to low ad response resulting from the jail and airport issues.

**8**  
Steve Loya phone number 588-8185, called on an ad that I was running in the Register on Saturday 9/21/96 and wanted to see the property but when he discovered that it was in Lake Forest he changed his mind. I asked him why and he said that he and his wife were renting a home in Lake Forest but would not buy a home there because of the potential for a jail and airport. Mr. Loya gave me permission to use his name and phone number in this report. Mr. Loya response is not unusual, most of the people that call on ads respond in the same way to Lake Forest ads.

I have personally lost sales due to disclosure of the jail expansion and the El Toro Airport issue. Mr. & Mrs. Ehsan Latif made an offer on 8/19/96 on 21211 Calle Olivia, Lake Forest, through Marilyn Mednick of Century 21. After making the disclosure about the plan to expand Musick they withdrew the offer. Mr. & Mrs. David Bucholz made an offer on 20962 Calle Celeste, Lake Forest, on 9/1/96 through Mary Coughlin Century 21. After making the disclosure about the jail expansion they did not respond to the counter offer. Mr. & Mrs. Joe Bel Bruno made an offer on 25026 Crystal Circle, Lake Forest on 8/31/96 through me and withdrew the offer and purchased in Mission Viejo because of their concern that the jail expansion would have on property values. Mr. & Mrs. Joe De Marco elected not to look at property in Lake Forest after the jail disclosure was made.

001230

**8**  
**(cont'd)**

Many real estate brokers are not showing property in Lake Forest near the jail due to the controversy over the expansion plan and the purported El Toro Airport.

In a recent economic outlook presentation at the South Orange County Association of Realtors Gary Watts stated that Lake Forest suffered the greatest loss in property value in South Orange County and that it is the most difficult place to sell a home.

**9**

The South Orange County Association of Realtors passed a resolution opposing jail construction or expansion in close proximity to homes primarily due to the negative impact on property values. They also passed a resolution opposing the expansion of the James A. Musick Branch Jail.

**10**

The City of Lake Forest and The League of Cities passed resolutions opposing jail construction or expansion in close proximity to homes.....

**11**

The James A. Musick Branch Jail was selected for expansion not because it is the best place, it was selected because it is perceived to be the place of least resistance. It is well known that The Third District lacks representation at the present time and there are those that seek to take advantage of that weakness. The appointed / not elected supervisor representing the third district has not emulated the strong opposition of his predecessors to jail expansion at Musick.

**12**

When the history of the Musick facility was given in the E.I.R. it failed to mention why the last James A. Musick expansion plan failed.

**13**

This E.I.R. was not put out for bid and awarded to the same company that produced the successful E.I.R for the Theo Lacy Branch Jail expansion plan, this created a conflict of interest.

**14**

The E.I.R. attempts to discredit the people opposing the jail expansion by stating that they are emotional and have a wrong perception of jails. The City of Anaheim and The City of Tustin strongly opposed county jails in their jurisdictions; Are they emotional and misinformed also? This is a common sense not an emotional issue.

**15**

The E.I.R. grossly underestimates traffic on Bake Parkway.

001281

- 16 The E.I.R. reads like a biased report in favor of the expansion plan. It is short on fact and long on editorializing and misinformation.
- 17 Six months is grossly inadequate to study this complex issue.
- 18 The E.I.R. does not address the cumulative effect of an airport and jail on the community.
- 19 The failure of the E.I.R. to recognize the negative impact on property values in Lake Forest could create a potentially large legal liability for the county.
- 20 The E.I.R. did not consider the loss of income by Realtors that list and sell homes in Lake Forest.
- The E.I.R. failed to recognize that a large jail will make it difficult for the Lake Forest to attract new business and residents.
- The E.I.R. failed to address the loss in property tax revenue by a decline in property values.
- To date we know of no one that has been motivated to purchase property in the Lake Forest area as a direct result of the plan to expand the Musick Branch Jail.
- 21 A maximum security jail at the Musick site offers no benefit to the community.
- 22 The E.I.R. so poorly written and badly flawed, it should not be voted on by the Orange County Board of Supervisors.

Sincerely,



Marcel J. Fernandez  
20932 Calle Celeste  
Lake Forest, CA 92630  
770-4479

001282



Post-It® Fax Note 7671		Date 10-3-96 Page 3	
To PAUL LANNING	From GREG HALL		
Co./Dept. COUNTY EMA	Co. IRWD		
Phone #	Phone #		
Fax # 834-6132	Fax # 463-0228		

## IRVINE RANCH WATER DISTRICT

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (714) 453-5300

October 3, 1996

L1003GKH

Paul Lanning  
Project Manager  
EMA Environmental and Project Planning  
300 N. Flower St., Room #321  
P.O. Box 4048  
Santa Ana, CA 92702

Subject: Draft Environmental Impact Report for Expansion of James A. Musick Facility;  
Relocation of Interim Care Facility; Sheriff's Southeast Station

Dear Mr. Lanning:

Irvine Ranch Water District (IRWD) has reviewed the Draft Environmental Impact Report (DEIR) for the subject project. IRWD staff have analyzed the impacts as reported in the DEIR and compared them to internal studies prepared based on the proposed expansion plans. The comments below are categorized by the services IRWD provides for the subject property, domestic water, nonpotable water, and wastewater (sewer). The project has been evaluated based on both the first phase of expansion, incorporating an additional 864 inmates, and the "worst case" scenario of 7,584 inmates as projected in the DEIR. In addition, a section covering mitigation measures to be incorporated into the DEIR has been included.

1

**Domestic Water:** IRWD water facilities are adequate to serve the expanded facility to its ultimate buildout. As recommended in the previous response to the Notice of Preparation (NOP), a system with connections at either end of the property would provide the greatest reliability. IRWD calculations generally concur with the findings of the DEIR regarding the ultimate water demands of the project.

2

**Nonpotable Water:** Nonpotable water (including reclaimed water) is used throughout IRWD for nonpotable water purposes. These include landscape irrigation, agriculture and dual-plumbed buildings. In the response to the NOP we requested the project be evaluated for the potential and likely possibility for nonpotable use. Our review did not uncover this evaluation. Consequently, we are reinitiating our request the project be evaluated for nonpotable use for any agricultural, landscape or building purposes. Nonpotable water may become available through two sources existing in close proximity to the project site. The facility was previously served with nonpotable water from a currently inactive service located at the northwest end of the property, close to the existing domestic water connection. In addition, IRWD has reclaimed water facilities to the south in the vicinity of El Toro Marine Corps Air Station. Either of these are likely to become viable sources in the future, especially as the expansion plans appear to take place over the next ten years.

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Mr. Paul Lanning  
EMA Environmental  
October 3  
Page 2

**Wastewater (sewer):** The DEIR correctly points out deficits in the IRWD sewer system relative to the proposed ultimate buildout of the Musick facility. However, it incorrectly assumes that improvements are needed for the system "irrespective of the jail expansion." This statement is based on ongoing studies evaluating the potential for diverting upstream sewage flows from the Portola Hills area to IRWD's sewer system. No decision has been made on the disposition of these flows at this time. If and when IRWD determines that such a diversion is warranted, the impact on facilities improvements and costs will be evaluated together with the Musick expansion.

3

In terms of the phased expansion of the facility, the DEIR references an evaluation of IRWD's sewer system prepared by Robert Bein, William Frost & Associates (RBF)(August 7, 1996). The DEIR states, "The evaluation concluded that the existing IRWD wastewater collection system is adequate to accommodate flows generate(d) by the project up to 3,840 inmates prior to the year 2000." In contrast, the evaluation which is included in Appendix K states that, "The existing IRWD wastewater collection system is adequate to accommodate additional flows generated by the Musick Facility expansion, through a breakpoint of 2,850 additional inmates." IRWD concurs with the conclusions of the RBF evaluation. Beyond 2,850 inmates, it may become necessary to increase sewage capacity by paralleling reaches of sewer pipeline that approach surcharge. Should this occur, the project proponent will be required to participate in funding design and construction of parallel sewers on a "fair share" basis. It should also be recognized the project proponent will be required to pay for the use of capacity in existing sewers, as well as acquiring treatment and disposal capacity.

**Mitigation Measures:** IRWD agrees with the general mitigation measures discussed in Section 5.11.3, item 51 of the DEIR. However, we request the following specific measures be included to assure IRWD requirements are met regarding administrative issues prior to development and construction.

4

1. The "Agreement for Acquisition of Potable Water Service from Irvine Ranch Water District for James A. Musick Facility" must be amended or replaced. This agreement allows for capacity in IRWD facilities to enable delivery of 0.27 cubic feet per second (cfs) of domestic water. The expansion and increased demand will require the agreement either be amended or replaced by a new agreement to reflect the expansion of the site, including project phasing and the payment of appropriate "fair share" capacity charges. As the project becomes clarified in terms of expansion plans, contact IRWD so that the appropriate service agreement can be drafted. Also, submit plans to our development services section for review and approval as soon as they become available.
2. IRWD Rules and Regulations require use of nonpotable or reclaimed water if it is available to the site. Therefore, each water use will be evaluated and IRWD will determine whether it will furnish potable or nonpotable water for the designated purpose.
3. The proposed expansion plans necessitate amendment or replacement of the existing IRWD/County Agreement for sewer service to the Musick property ("Agreement for Acquisition of Interim and Permanent Sewer Service by County of Orange for James A. Musick Facility from Irvine Ranch Water District"). The amended or replacement agreement should reference the inmate threshold from the RBF study (2,850) and outline costs for the use of existing sewers, potential future sewer improvements, and treatment and disposal capacity.

Mr. Paul Lanning  
EMA Environmental  
October 3  
Page 3

IRWD appreciates the opportunity to review and comment on the DEIR and recognizes the complexity of the project. Should you have any questions regarding these comments or wish to meet with our staff to further analyze the project, please contact Dick Diamond, Senior Planner, at (714) 453-5594.

Yours truly,

IRVINE RANCH WATER DISTRICT



Robert R. McVicker, P.E.  
Principal Engineer

RRM/GKH/RP

cc: John Nagle - Robert Bein, William Frost & Associates

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PAUL BRADY, JR., City Manager

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92713 (714) 724-6000

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October 3, 1996

Mr. Paul Lanning  
Environmental Management Agency  
Environmental and Project Planning Division  
P.O. Box 4048  
Santa Ana, CA 92702-4048

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR EXPANSION OF JAMES  
A. MUSICK JAIL

Dear Mr. Lanning:

City of Irvine staff have completed our review of the James A. Musick Jail Expansion Draft EIR No. 564. Our comments address technical issues based on staff review of the document, as well as input and direction provided by our City Council at a public meeting held on September 24, 1996. We offer the following comments on the Draft EIR:

General Comments

1 We find the Draft EIR to be flawed in its underlying assumption that the Musick site is the best location for the new jail facility. The document does not seriously examine alternatives to the project, but rejects them with the assumption that the Musick site is the only site which can fully meet the project objectives, when in fact several of the project alternatives could accomplish the objectives.

2 On September 24, 1996, the Irvine City Council voted unanimously to oppose expansion of the Musick Jail, and directed staff to work with County staff to pursue alternatives to the project which are not in proximity to residential uses. The City will be submitting a separate letter stating our position on the project to the Board of Supervisors. A more complete discussion of alternatives which should be considered can be found in the "Alternatives to the Proposed Project" section of this letter.

3 We also would like to express our concurrence with comments on the Musick Expansion Draft EIR by the City of Lake Forest, and hereby incorporate them by reference.

001286  
OCT 04 1996

Mr. Paul Lanning  
October 3, 1996  
Page 2

Specific Comments

I. Section 3.2, Statement of Need

4 The Statement of Need discussion argues that 5- and 10-mile booking statistics support the Musick Jail expansion. We find it illogical to conclude, based on 9.23 percent and 24.26 percent of Countywide jail bookings occurring within five and ten miles of the Musick site, respectively, that the Musick Jail should be expanded to accommodate 69 percent of the jail beds needed Countywide by the year 2006 (7,572÷10,911). Please explain how this conclusion was reached.

II. Section 4.1.2(b), Definition of Jail and Capacities

5 This section defines "crowded capacity" as 130 percent of the rated capacity. Under this definition, "crowded capacity" could result in up to 9,844 inmates at the Musick Jail. Please discuss conditions, other than a federal court order, which could cause the jail to reach this level of capacity. In addition, because such crowded conditions are possible, the EIR should analyze 130 percent of capacity as a "worst case" condition.

III. Section 4.2, Phasing and Funding

6 We understand from the Draft EIR discussion that phasing of the project is dependent upon passage of a November 1996 bond issue and availability of additional funding sources. Please clearly identify which elements of the project would be built first should partial funding become available.

IV. Section 5.3, Hydrology

7 The hydrology analysis does not include hydraulic calculations for the site. This information is also not included in Appendix E (Hydrology Analysis). Please include this information in the Draft EIR.

V. Section 5.4, Aesthetics

8 (a) Aesthetic impacts of the facility are based on the assumption that future buildings at Pacific Commercentre will reach the maximum building heights of 50 feet. If Pacific Commercentre building heights are similar to other building heights in the area (20-30 feet), the aesthetic impact on nearby residential areas, such as Lake Forest's Serrano Park area, would be notably different. Please modify Exhibit 12 to depict the Musick facilities without the intervening obstruction of Pacific Commercentre buildings.

001287

Mr. Paul Lanning  
October 3, 1996  
Page 3

9

(b) The City of Irvine Municipal Code does not permit the use of chain link fencing, except within industrial areas not visible from public streets. Since this area will ultimately be annexed to the City of Irvine, and to ensure aesthetic compatibility with the adjacent Irvine Industrial Complex-East, a mitigation measure should be included which prohibits the use of chain link.

#### VI. Section 5.6, Biological Resources

10

A Natural Communities Conservation Plan (NCCP) Reserve area is located immediately north of the jail site. This area contains the highest concentration of gnatcatchers within Orange County. The EIR should address how impacts of security lighting and construction activity on the adjacent NCCP Reserve area will be mitigated.

#### VII. Section 5.8, Land Use and Relevant Planning

11

The discussion of relevant land use planning issues with respect to the reuse of MCAS El Toro is limited to the two commercial airport alternatives. The County's "non-aviation" Alternative 'C' should also be addressed.

#### VIII. Public Safety

12

(a) We find the analysis of crime rates in the vicinity of the Theo Lacy jail to be an invalid basis for drawing the conclusion that the proposed jail expansion poses no risk to the area surrounding the Musick site. The Draft EIR references a study prepared for the Theo Lacy Jail Expansion EIR that is based on shoplifting rates at two urban shopping malls. In addition, intake and release activities do not occur at the Theo Lacy site.

The study of crime in the vicinity of jails, both within and outside of California, as appropriate, should look at a broad range of crime factors, in addition to shoplifting rates; examine a longer time horizon than the six-month period after the (partial) Theo Lacy expansion; and examine a facility which releases inmates on-site. In addition, the analysis should attempt to correlate crime incidents to visitors to a jail facility.

13

(b) The analysis of inmate escapes references incidents from the Intake and Release Center in Santa Ana. Is this the same facility as the Santa Ana Main Jail? If not, escape statistics should be provided for this facility.

14

(c) Escape statistics from the previously unfenced, minimum security Musick Jail are irrelevant to the Public Safety discussion

001288

Mr. Paul Lanning  
October 3, 1996  
Page 4

14  
(cont'd)

for the proposed new jail facility. These statistics should be disregarded in drawing any public safety conclusions for the proposed new jail.

15

(d) A study should be provided analyzing the potential for escapes while prisoners are in transit between jails and the courthouse. For your information, a prisoner escaped recently from a jail bus in Orange County.

16

(e) The Interim Care Facility (mentally disturbed minors) discussion states that "those minors between 12 and 18 who attempt to leave are followed, encouraged, and taken back..." We request that the EIR provide a mitigation measure which guarantees that any "walk-aways" will be promptly returned to the facility. Please also indicate whether these minors will be enrolled in the local schools.

#### IX. Section 5.10, Transportation, Circulation and Parking

Our comments reference Appendix I, the Traffic Study.

#### Model Inconsistencies

17

(a) The City of Irvine's comments on the NOP requested that the analysis of this project be consistent with the City's Traffic Study Guidelines (Attachment 1). However, the traffic study does not address the City of Irvine's traffic performance criteria, nor use the Irvine Transportation Analysis Model (ITAM) as written in our guidelines. Since almost 90 percent of the roadways impacted are located in the City's boundaries or its sphere-of-influence, the current approved version of ITAM should be used to evaluate the roadway links and intersections to determine project impacts. In addition, the City of Irvine's traffic performance criteria should be used.

18

(b) Page II-2, IV-8: The existing and buildout volumes shown in the traffic study are significantly different from the City's projections for Bake Parkway. For example, the City's existing traffic volumes show Bake between Rockfield and Muirlands at 47,000 ADT, while the Draft EIR shows 15,000 ADT. Please explain or demonstrate why the ADT on Bake Parkway is substantially less than the City's projections, yet the intersections operate at the same level of service or improve. Please refer to Attachments 2 and 3 for your explanation of the discrepancies.

19

(c) Page IV-12: The no project long-range ICU's are inconsistent with the City of Irvine's transportation model (see Attachment 4). Please address this concern and revise the EIR as additional mitigation may be necessary when the ITAM is used. Please explain the land configuration difference for buildout without the project

001289

Mr. Paul Lanning

October 3, 1996

Page 5

19  
(cont'd)

between ITAM and this Draft EIR for Alton & Jeronimo, Barranca & ICD, and Bake & I-5 SB Off-ramps.

General Traffic Comments

20

(a) We note that the long-range traffic analysis does not incorporate background traffic assumptions for any of the MCAS El Toro reuse scenarios. The Draft EIR explanation for this omission is that the "El Toro Community Reuse Plan Study has been carried out at a General Plan level of detail." We find this explanation to be implausible, and inconsistent with CEQA, which requires that reasonably foreseeable cumulative impacts be addressed. This omission is particularly disconcerting because the same traffic model and traffic consultant were used for both the Musick Jail and MCAS El Toro Reuse traffic studies. Therefore, we request that the long-range traffic analysis be re-done to incorporate the MCAS El Toro traffic projections (Alternative A).

21

(b) Please provide a diagram with the mid-block lanes for the existing, interim and long-range horizon years per Irvine's Traffic Study Guidelines.

22

(c) Please provide lane configuration schematics at intersections for the existing, interim and long range horizon years per Irvine's Traffic Study Guidelines.

23

(d) Page II-3: Please verify what is assumed for the ETC: Is it a free facility at buildout (Post 2010)?

24

(e) Page II-6: Please change the MPAH designation of Technology Drive from a Commuter to a Secondary arterial, consistent with the City of Irvine's General Plan.

25

(f) Page II-7: Please provide justification for the improvements shown in Table II-2. For each improvement, include the project and entity that will fund the improvement.

26

(g) Section III: As required by Irvine's Traffic Study Guidelines, please provide a table which includes the projected area land use and trip generation summary. This would include trip rates, number of staff, inmate transportation, visitors, deliveries, substation staff, patrol cars and ICF staff. In addition, please provide the quantitative data supporting the trip rates, such as number of studies, correlation coefficient, standard deviation and range. Justification for the AM and PM peak for each rate is also required per the City's Traffic Study Guidelines.

27

(h) Land use and trip generation summary sheets are requested for all traffic zones and time horizons.

001290

Mr. Paul Lanning

October 3, 1996

Page 6

27  
(cont'd)

(i) Page III-3: Please provide justification for use of the 1.1 employees per vehicle for jail staff.

**X. Section 5.12, Socioeconomic Effects**

28 The Economic Analysis examined "pre-announcement" and "post-announcement" industrial lease rates and residential home prices within three miles of the Musick Jail to reach its conclusion that the Musick Jail expansion will not impact property values in the vicinity of the jail. We find the analysis to be seriously flawed: The economic analysis used April 23, 1996 as the jail expansion announcement date. However, the Board of Supervisors did not initiate the jail expansion EIR until May 23, 1996. The use of three months of sales data (including one overlapping month due to the incorrect announcement date), is grossly inadequate for purposes of evaluating the impact of a new maximum security jail on surrounding property values.

We request that the economic analysis be re-done to examine the economic impacts of recently completed new or expanded detention facilities within urban areas. The analysis should examine a minimum of one year of sales/lease activity before and after the facility is completed and occupied.

**XI. Section 7, Alternatives to the Proposed Project**

29 We note that the Draft EIR does not identify an environmentally superior alternative, as required by CEQA. Please identify such an alternative, including supporting discussion. We offer the following additional comments on selected project alternatives:

30 7.2 Pursuit of Legislative Change to Exempt from CEQA Consideration Expansion of All jail Facilities in Overcrowded Systems: This "alternative" cannot be defined as a project alternative pursuant to CEQA. Therefore, this "alternative" should be deleted as an alternative for consideration.

31 7.6 Reduce Size of Musick Jail Facility to Accommodate Only That Number of Inmates Necessary to Serve the Area Within 10 Miles of the Geographic Center of South Orange County: The argument supporting rejection of this alternative that "fill dirt necessary for the construction of Alton Parkway would not be available..." is invalid. Other sources of fill dirt in the area can be made available, including the Musick site, if necessary. In addition, the other basis for rejecting this alternative (i.e., because it would not provide enough jail beds), is inadequate. This alternative is workable in combination with other listed alternatives that would provide for incarceration at other sites or reduce inmate populations.

001291

Mr. Paul Lanning  
October 3, 1996  
Page 7

32 7.8 Limit Expansion of Musick Jail to Complex 1 and Supporting Facilities: This alternative was rejected "as not properly planning for maximum utilization of the County's own resources in meeting the jail need problem." This conclusion does not consider other potential jail sites already owned by the County. "Maximum utilization of the County's own resources" could involve smaller facilities at multiple sites, or selling the Musick site in favor of developing a facility that will meet long-term needs away from residential areas.

33 7.10 Limitation of Classification of Inmates; Minimum and Medium Security Inmates; a Cap on Maximum Security Inmates: This alternative was rejected partially due to "legal infeasibility." Please explain this conclusion. Modifications could be made to the main jail in Santa Ana to accommodate maximum security inmates. In addition, the County could seek to amend the settlement agreement with the City of Orange on the Theo Lacy Jail. It should be noted that in negotiations with the federal government over locating a federal prison at El Toro, Bureau of Prisons staff was very willing to negotiate on the number of inmates the facility would serve and the security level of the prison.

The discussion of this alternative also states that "...needs will continue to grow, in any event, beyond 2006, and therefore more beds would ultimately have to be built to answer the need..." Since the project objectives state that the facility is intended to accommodate needs only through the year 2006, any consideration of needs after 2006 should be deleted with respect to evaluation of project alternatives.

34 7.11 Release of Maximum Security Inmates at the Intake and Release Center in Santa Ana: As noted in our comments on the Public Safety section of the Draft EIR, we find the analysis of the Theo Lacy and Intake and Release Center area crime data to be seriously flawed. Therefore, the basis for rejection of this alternative cannot be supported. The use of the Theo Lacy crime study is particularly inapplicable to the Musick facility because intake and release of inmates is not permitted at Theo Lacy.

35 7.12 Alternative Sites Within County: The general discussion of alternative sites argues that "County property which might have otherwise been available for the location of the jail, has been used as collateral for the bonds associated with the County bankruptcy recovery; therefore, these sites are not available to the County." We note that the Musick site is also being used as collateral. How would their use as collateral prevent construction of jail facilities on other County properties (e.g., regional parks)?

001292

Mr. Paul Lanning  
October 3, 1996  
Page 8

36

**Purchase of Another Site/Sale of Musick Site:** This option is rejected because it is encumbered by a master lease to the Orange County Public Facilities Corporation (post-bankruptcy bonds). Could the site be sold, with a portion of the proceeds directed to buying down the bonds on the property?

37

**Expansion at the Main Jail Complex in the City of Santa Ana:** This alternative was determined inappropriate given the short term and critical nature of bringing jail beds on line, and its inability to adequately expand jail capacity. We recommend that the Grand Jury's recommendation of 11-story buildings be more seriously examined. Apparently, the Grand Jury determined such an expansion to be feasible on existing County-owned property; therefore, this alternative should be taken more seriously.

38

**Location of Jail Facilities at all of the Five County Courthouse Facilities:** The rejection of this alternative as infeasible because of insufficient room at the courthouse facilities ignores structural solutions (e.g., multi-story buildings). This alternative should be re-visited with respect to alternate design options for each site.

39

**7.13 Remote Sites Outside of Orange County:** The remote jail site alternative remains a valid option for the 60% of the jail population which constitutes sentenced inmates. This alternative should be revisited with consideration of recently closed military bases, and possible cooperation/consolidation with other jurisdictions.

40

**Alternatives Rejected as Infeasible During the Draft EIR Preparation Process:** We recommend full consideration of the following (rejected) alternatives:

- Release of Maximum Security Inmates at the Intake and Release Center in Santa Ana;
- Location of Jail Facilities at All of the Five County Courthouse Facilities (with reasonable separation from residential areas);
- Remote Site Outside of County for Sentenced Maximum Security Inmates; and
- Locate a Jail at Aliso/Wood Canyons Regional Park (or other regional park, such as Caspers Regional Park).

## XII. Section 8, Related Projects and Cumulative Impacts

41

The brief "analysis" of cumulative impacts dismisses cumulative impacts by stating that "by reading this EIR as a whole the reader will gain a clear understanding of not only the effects of this proposal, but of the cumulative changes as well." We do not find

001293

Mr. Paul Lanning

October 3, 1996

Page 9

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(cont'd)

any explicit or implicit discussion of cumulative impacts with regard to each category of impacts. Please provide a qualitative and quantitative discussion by each impact category of the project's contribution towards cumulative impacts. The cumulative impacts discussion should take into consideration the County's three reuse option for MCAS El Toro, as well as the City of Irvine's General Plan Amendment/Zone Change for the portion of MCAS El Toro which lies within the City.

We look forward to review, consideration and responses to our comments. Should you have any questions, please contact Peter Hersh, Manager of Land Use Policy Programs at 724-6456, or Mark Tomich, Principal Planner at 724-6411.

Sincerely,

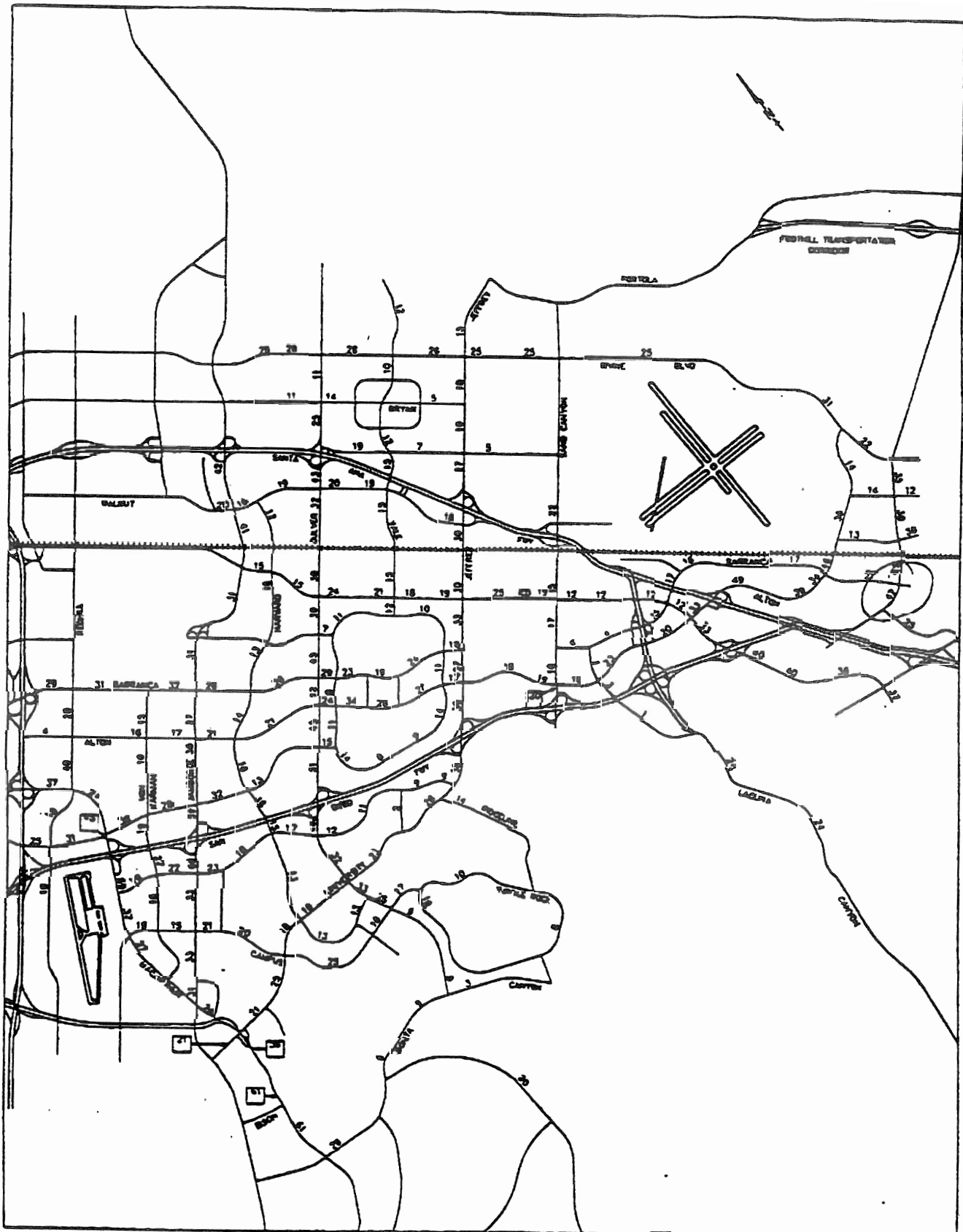


PAUL BRADY JR.  
City Manager

Attachments (4)

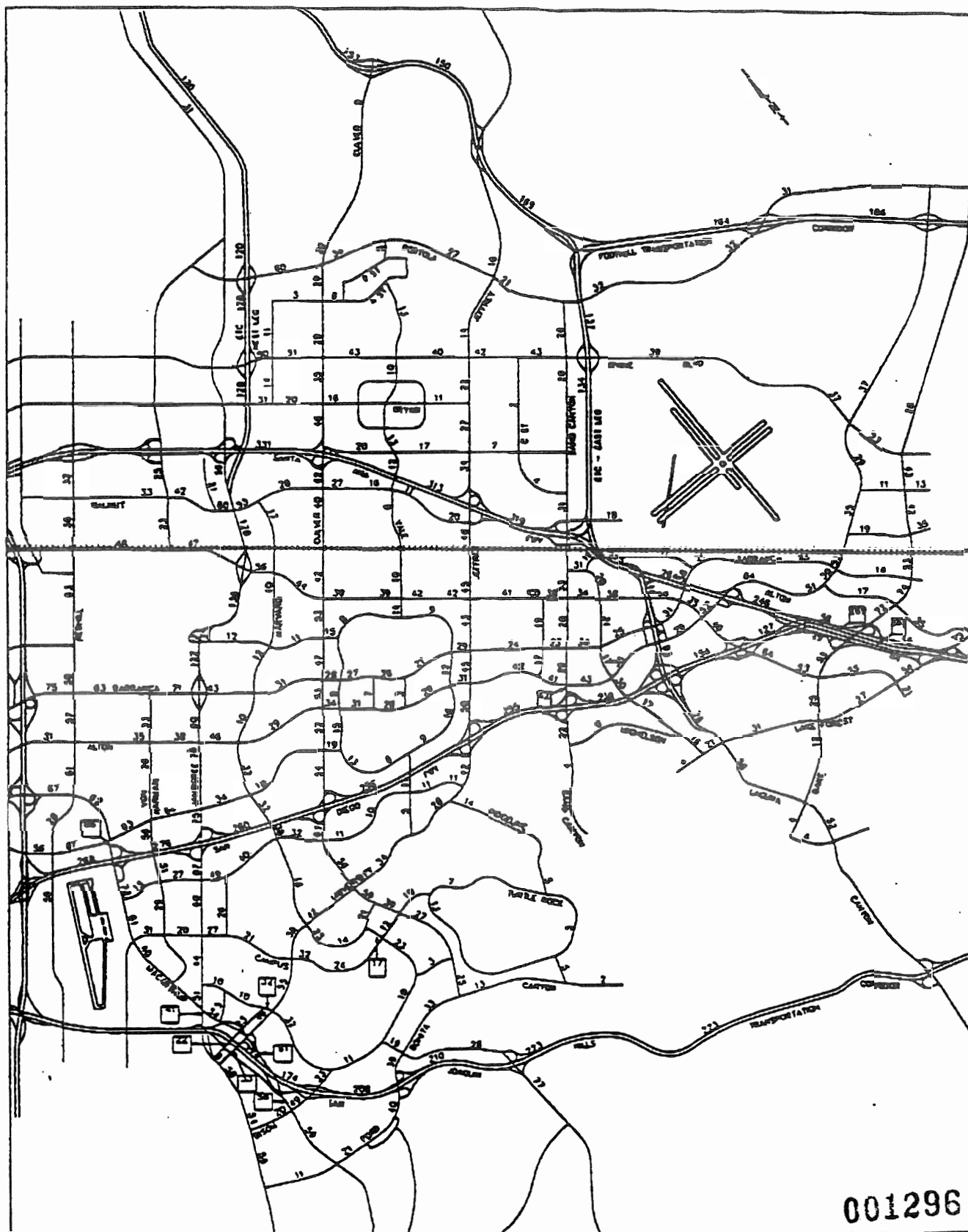
cc: Charles S. Brobeck, Director of Public Safety  
Sheri Vander Dussen, Acting Director, Community Development  
Peter Hersh, Manager of Land Use Policy Programs  
Arya Rohani, Manager of Transportation Services  
Timor Rafiq, Principal Planner, Transportation Services  
Lt. Mike White, Public Safety  
Lierre Green, Public Safety

001294



Irvine Transportation Analysis Model  
ADT in Thousands

1996 Circulation Phasing Study  
1996 Traffic Counts  
08/05/96

Irvine Transportation Analysis Model

ADT in Thousands

Buildout Proposed Baseline  
Jamboree at 120,000  
Barranca to Warner  
Run# E05601 - 05/21/96

**ATTACHMENT 3**

.?

EIR Number	Long-Range w/o Project EIR		Buildout General Plan ITAM		Difference	
	AM	PM	AM	PM	AM	PM
10 Alton & Toledo	0.68	0.87	0.81	0.92	0.13	0.05
12 Alton & Jeronimo	0.78	0.76	0.92	0.91	0.14	0.15
14 Alton & Muirlands/Barranca	0.84	0.80	0.91	0.74	0.07	-0.06
18 Barranca & Irvine Center	0.70	0.67	0.92	0.91	0.22	0.24
23 Bake & I-5 SB Off-Ramps	0.54	0.75	0.71	0.90	0.17	0.15

# 15. Sand Cyn & Trabuco

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	10	.01*	20	.01
NBT	3	5100	170	.03	1450	.28*
NBR	1	1700	10	.01	10	.01
SBL	1	1700	230	.14	40	.02*
SBT	3	5100	1640	.32*	170	.03
SBR	d	1700	170	.10	40	.02
EBL	1	1700	170	.10*	70	.04*
EBT	2	3400	170	.05	30	.01
EBR	d	1700	10	.01	10	.01
WBL	1	1700	10	.01	40	.02
WBT	2	3400	20	.01*	450	.13*
WBR	d	1700	50	.03	210	.12
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.49		.52

# 16. Alton & Toledo

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	140	.08*	10	.01
NBT	3	5100	460	.09	1900	.37*
NBR	1	1700	160	.09	510	.30
SBL	1	1700	70	.04	390	.23*
SBT	3	5100	1340	.27*	710	.14
SBR	0	0	30		10	
EBL	1	1700	10	.01	10	.01
EBT	1	1700	10	.02*	120	.11*
EBR	0	0	20		70	
WBL	1	1700	660	.39*	280	.16*
WBT	1	1700	60	.04	70	.04
WBR	1	1700	30	.02	70	.04
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.81		.92

# 17. Bake & Toledo

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	50	.03*	10	.01
NBT	3	5100	1070	.21	2190	.48*
NBR	0	0	10		250	
SBL	1	1700	100	.06	110	.06*
SBT	3	5100	1560	.36*	1340	.27
SBR	0	0	270		60	
EBL	2	3400	20	.01*	260	.08
EBT	2	3400	40	.01	660	.19*
EBR	1	1700	30	.02	130	.08
WBL	1	1700	260	.15	50	.03*
WBT	2	3400	580	.21*	20	.01
WBR	0	0	120		190	.11
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.66		.81

# 18. Alton & Jeronimo

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	240	.14*	10	.01
NBT	3	5100	1070	.21	1960	.38*
NBR	1	1700	470	.28	730	.43
SBL	2	3400	160	.05	200	.06*
SBT	3	5100	1920	.38*	1130	.22
SBR	0	0	20		10	
EBL	1	1700	10	.01	20	.01
EBT	1	1700	20	.01*	130	.08*
EBR	1	1700	10	.01	150	.09
WBL	1	1700	580	.34*	580	.34*
WBT	1	1700	100	.06	30	.02
WBR	1	1700	190	.11	120	.07
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.92		.91

# 51. Pacifica & Barranca

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	2	3400	10	.00	850	.25*
NBT	1	1700	160	.09*	60	.04
NBR	1	1700	590	.35	100	.06
SBL	2	3400	10	.00	100	.03
SBT	2	3400	30	.01	200	.06*
SBR	d	1700	10	.01	270	.16
EBL	1	1700	120	.07*	50	.03*
EBT	2	3400	400	.12	590	.17
EBR	1	1700	680	.40	240	.14
WBL	1	1700	170	.10	40	.02
WBT	2	3400	1030	.30*	1160	.34*
WBR	d	1700	100	.06	10	.01
Right Turn Adjustment			Multi	.14*	SBR	.08*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.65		.81

# 52. Alton & Muirlands/Barranca

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	10	.01*	10	.01
NBT	3	5100	900	.18	2000	.39*
NBR	1	1700	380	.22	480	.28
SBL	2	3400	50	.01	130	.04*
SBT	3	5100	1810	.35*	1400	.27
SBR	f		640		310	
EBL	2	3400	800	.24*	720	.21
EBT	2	3400	180	.06	560	.17*
EBR	0	0	10		10	
WBL	2	3400	260	.08	290	.09*
WBT	2	3400	890	.26*	10	.00
WBR	1	1700	90	.05	10	.01
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.91		.74

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165. Laguna Cyn & ICD

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	2	3400	400	.12*	460	.14*
NBT	2	3400	380	.11	230	.07
NBR	d	1700	190	.11	450	.26
SBL	2	3400	120	.04	410	.12
SBT	2	3400	270	.08*	410	.12*
SBR	d	1700	70	.04	130	.08
EBL	2	3400	80	.02*	60	.02
EBT	3	5100	940	.18	1430	.28*
EBR	d	1700	430	.25	310	.18
WBL	2	3400	70	.02	200	.06*
WBT	3	5100	1970	.39*	1200	.24
WBR	d	1700	220	.13	110	.06
Right Turn Adjustment					NBR	.07*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.66		.72

166. Barranca & ICD

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	340	.20*	130	.08
NBT	3	5100	570	.11	540	.11*
NBR	f		60		620	
SBL	1	1700	280	.16	240	.14*
SBT	3	5100	620	.12*	320	.06
SBR	f		740		600	
EBL	2	3400	470	.14*	960	.28*
EBT	4	6800	590	.09	1910	.28
EBR	1	1700	190	.11	520	.31
WBL	2	3400	740	.22	150	.04
WBT	4	6800	2050	.30*	770	.11*
WBR	1	1700	140	.08	240	.14
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.81		.69

001301

177. Bake & I-5 NB Ramps

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	3	5100	1680	.49*	2650	.70*
NBR	0	0	1290	.76	910	
SBL	0	0	0		0	
SBT	3	5100	950	.19	1650	.32
SBR	f		2090		1560	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	2	3400	920	.27*	570	.17*
WBT	0	0	0		0	
WBR	f		1060		550	
Right Turn Adjustment			NBR	.07*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.88		.92

178. Fwy SB Off Ramp & Bake

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	2.5		1190		1820	
SBT	0	6800	0	{.26}*	0	{.38}*
SBR	1.5		680		1030	
EBL	0	0	0		0	
EBT	3	5100	2050	.40*	2400	.47*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	3	5100	1600	.31	1440	.28
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.71		.90



CITY OF ANAHEIM, CALIFORNIA

Planning Department

October 1, 1996

Paul Lanning, Project Manager  
County of Orange  
Environmental & Project Planning Division  
300 N. Flower Street, Room #321  
P.O. Box 4048  
Santa Ana, CA 92702

RE: Draft Environmental Impact Report No. 564 - James A. Musick Jail Expansion  
and Operation

Dear Mr. Lanning:

1 Thank you for the opportunity to comment on the Draft Environmental Impact Report No. 564 prepared for the James A. Musick Jail Expansion and Operation. For the reasons outlined in our previous correspondence dated August 8, 1996 (letter attached), Anaheim staff concurs with the Draft EIR's rejection of the Gypsum Canyon site as an Alternative location on the basis that it is infeasible.

The City of Anaheim staff continues to be interested in any future discussion concerning the proposed activity. Please feel free to contact me if you have any questions about these comments. Please forward any subsequent environmental documents and notices to Karen Freeman of my staff at the address listed on the letterhead.

Sincerely,

A handwritten signature in cursive script, reading "Joel H. Fick".

Joel H. Fick  
Planning Director

apf:mfw  
Attachment

cc: Jim Ruth, City Manager  
David Morgan, Assistant City Manager  
Tom Wood, Deputy City Manager

001302



CITY OF ANAHEIM, CALIFORNIA

Planning Department

August 8, 1996

Paul Lanning  
County of Orange  
Environmental Management Agency  
P.O. Box 4048  
Santa Ana, CA 92702-4048

RE: Notice of Preparation - Musick Jail Expansion

Dear Mr. Lanning:

The City of Anaheim Planning staff understands that the environmental documentation currently being prepared for the Musick Jail Facility Expansion may include an investigation of Gypsum Canyon in the City of Anaheim as a potential alternative jail site. We were most surprised that this site might be evaluated given the site's prior history. The County Board of Supervisors previously considered Gypsum Canyon as a long-term jail site and conducted extensive studies in this regard. For numerous reasons including acquisition costs, site development costs associated with the hillside terrain, and proximity to sensitive land uses, the Board of Supervisors in October of 1991 formally abandoned the Gypsum Canyon Jail project since the site was not feasible. Further, at the time that the County first considered Gypsum Canyon, the property was located in unincorporated territory under the jurisdiction of Orange County. Currently, it is within Anaheim's boundaries and has been entitled for substantial development, including residential housing.

Gypsum Canyon was annexed to the City of Anaheim in May of 1992 and has been approved for development of 7,966 residential units, 179 commercial acres, schools, parks and public infrastructure and facilities as part of the Mountain Park Specific Plan. In addition, a Development Agreement between the City of Anaheim and the property owner (the Irvine Company) was entered into on November 5, 1991, to further vest the project entitlements. Construction of the Eastern Transportation Corridor has commenced in the project vicinity. The alignment of this corridor is shown on the attached Mountain Park Development Plan.

001303

The area surrounding the Mountain Park Specific Plan area has also experienced a great deal of growth. An overview of the major residential and commercial developments surrounding Mountain Park is attached for your information.

Thank you for the opportunity to comment on the environmental documentation under preparation. The City of Anaheim staff is most interested in any future discussion concerning the subject site. Please contact me if you have any questions about these comments or would like copies of the Mountain Park Specific Plan document. Please forward any subsequent environmental documents and notices to Karen Freeman of my staff at the address listed below.

Sincerely,



Joel H. Fick  
Planning Director

ap60394.wp

cc: David Morgan, Assistant City Manager  
Tom Wood, Deputy City Manager

001304

## ANAHEIM HILL AND CANYON AREA SUMMARY

June 1996

Anaheim's Hill and Canyon Area has experienced a great deal of growth, primarily within the last few years. Moving eastward from the Anaheim Hills Planned Community area, which was constructed primarily in the 1970's and 1980's, are three project areas currently under construction (the Highlands at Anaheim Hills, the Summit of Anaheim Hills and Sycamore Canyon), the Festival of Anaheim Hills commercial project that has one remaining phase to develop, the East Hills Planned Community that is completely constructed, and the Mountain Park and Cypress Canyon projects which have been approved and entitled for development. Following is a brief overview of these major residential and commercial developments:

### Anaheim Hills Planned Community

This area, which encompasses approximately 1,818 acres and 5,011 dwelling units, was constructed primarily within the 1970's and 1980's with minor infill development still occurring.

### East Hills Planned Community

The 315-acre East Hills Planned Community includes a total of 945 existing residential units (653 single-family attached and detached homes and 292 apartment units), approximately 67 acres of existing commercial retail/office/research and development uses, a fire station, a designated site for a future library facility and a developed park site.

### The Anaheim Hills Festival Specific Plan

The 85-acre Festival Specific Plan has been developed with an approximate 596,407 square-foot shopping center with retail businesses, restaurants, a movie theater and service uses. Approximately 240,000 square feet of office/professional uses and a 150-room hotel and two restaurants (one internal to the hotel) remain to be developed.

### The Highlands at Anaheim Hills Specific Plan

The 816-acre Highlands at Anaheim Hills, which is being developed by Presley of Southern California, provides for the development of up to 2,168 residential units including 1,010 single-family homes and 1,158 apartments and condominium units, a 5-acre park site, an 8-acre elementary school site and approximately 292 acres of open space. To date, the Building Division has issued building permits for approximately 1,778 units (952 single-family homes and 826 apartments and condominium units).

### The Summit of Anaheim Hills Specific Plan

The 591-acre Summit of Anaheim Hills, which is being developed primarily by The Baldwin Company, provides for the development of up to 2,117 residential units, including 1,331 single-family attached and detached homes and 786 condominium units, 5

001305

acres of commercial uses, a 12-acre park site, a 10-acre school site and 169 acres of open space. To date, the Building Division has issued building permits for approximately 1,000 units (650 single-family attached and detached homes and 350 condominium units).

Sycamore Canyon Specific Plan

The 325-acre Sycamore Canyon project is nearly complete with the last single-family tract (24 units) under construction. When completed, Sycamore Canyon will include 1,204 residential units, including 520 single-family homes and 684 apartment and condominium units, 12 acres of commercial uses, a police substation site and 132 acres of open space including two public park sites.

Mountain Park Specific Plan

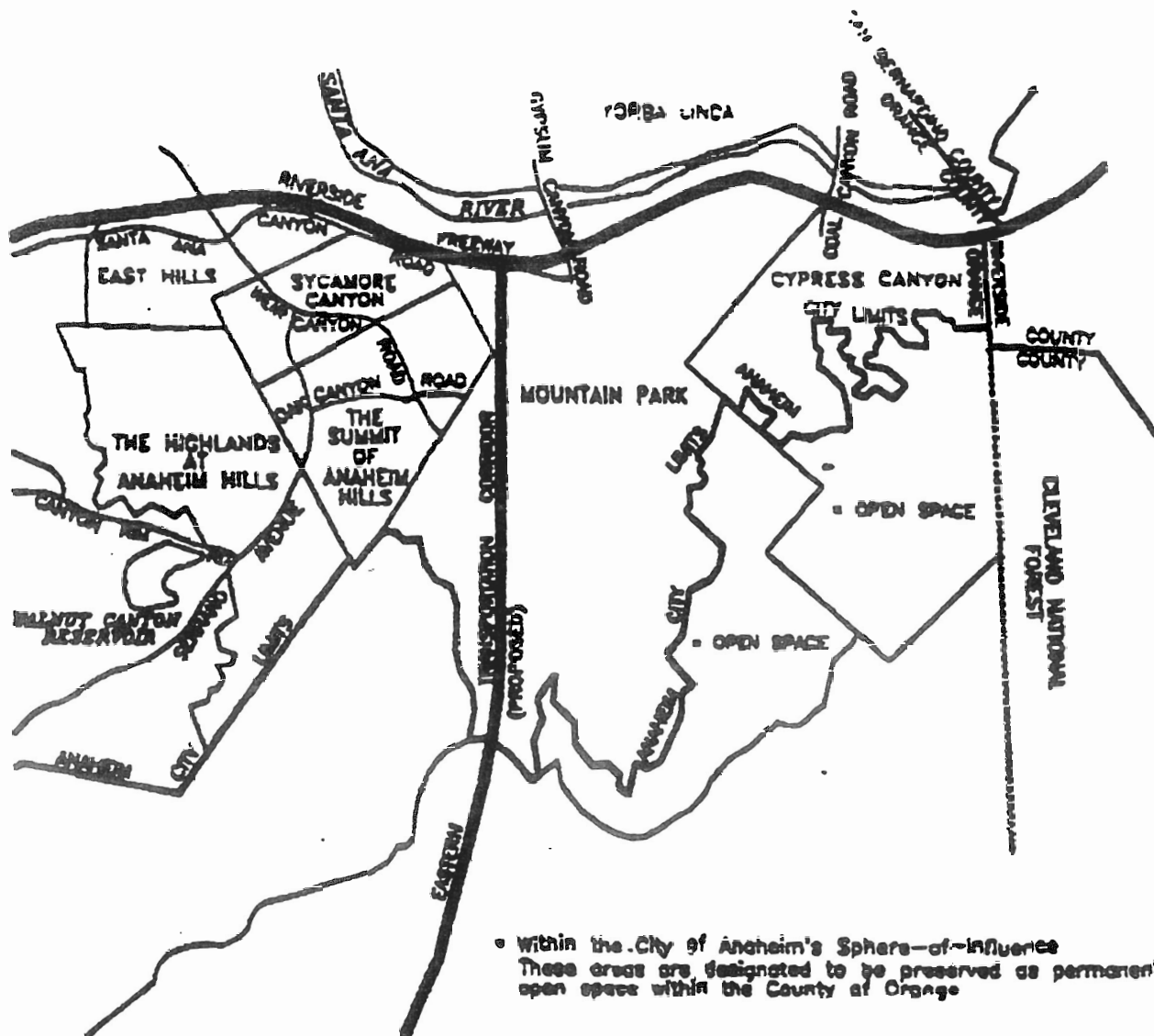
The 2,339-acre Mountain Park project was approved in 1991 for up to 7,966 residential units, 179 acres of commercial uses, interim sand and gravel mineral extraction, schools, parks and public infrastructure and facilities. The project area was subsequently annexed to the City in May, 1992.

Cypress Canyon Specific Plan

The 697-acre Cypress Canyon project was approved in 1992 for up to 1,550 residential units, 8 acres of commercial uses, an elementary school, a fire station site, an electrical substation site, a neighborhood park and open space. The project area was subsequently annexed to the City in August 1995.

sp5016j.wp

## ANAHEIM HILL AND CANYON AREA



• Within the City of Anaheim's Sphere-of-Influence  
These areas are designated to be preserved as permanent  
open space within the County of Orange

<u>RESIDENTIAL COMMUNITY</u>	<u>ACRES</u>	<u>APPROVED</u>	<u>NO. OF UNITS</u>	<u>ESTIMATED POPULATION</u>
1. The Highlands at Anaheim Hills SP87-1	816	1987	2,166	6,038
2. The Summit of Anaheim Hills SP88-2	591	1988	2,117	5,742
3. Sycamore Canyon SP88-1	325	1988	1,204	3,079
4. Mountain Park SP90-4 (Cypress Canyon Property)	2,339	1991	7,966	21,260
5. Cypress Canyon SP90-3 (Coal Canyon Property)	697	1992	1,550	4,530

001307

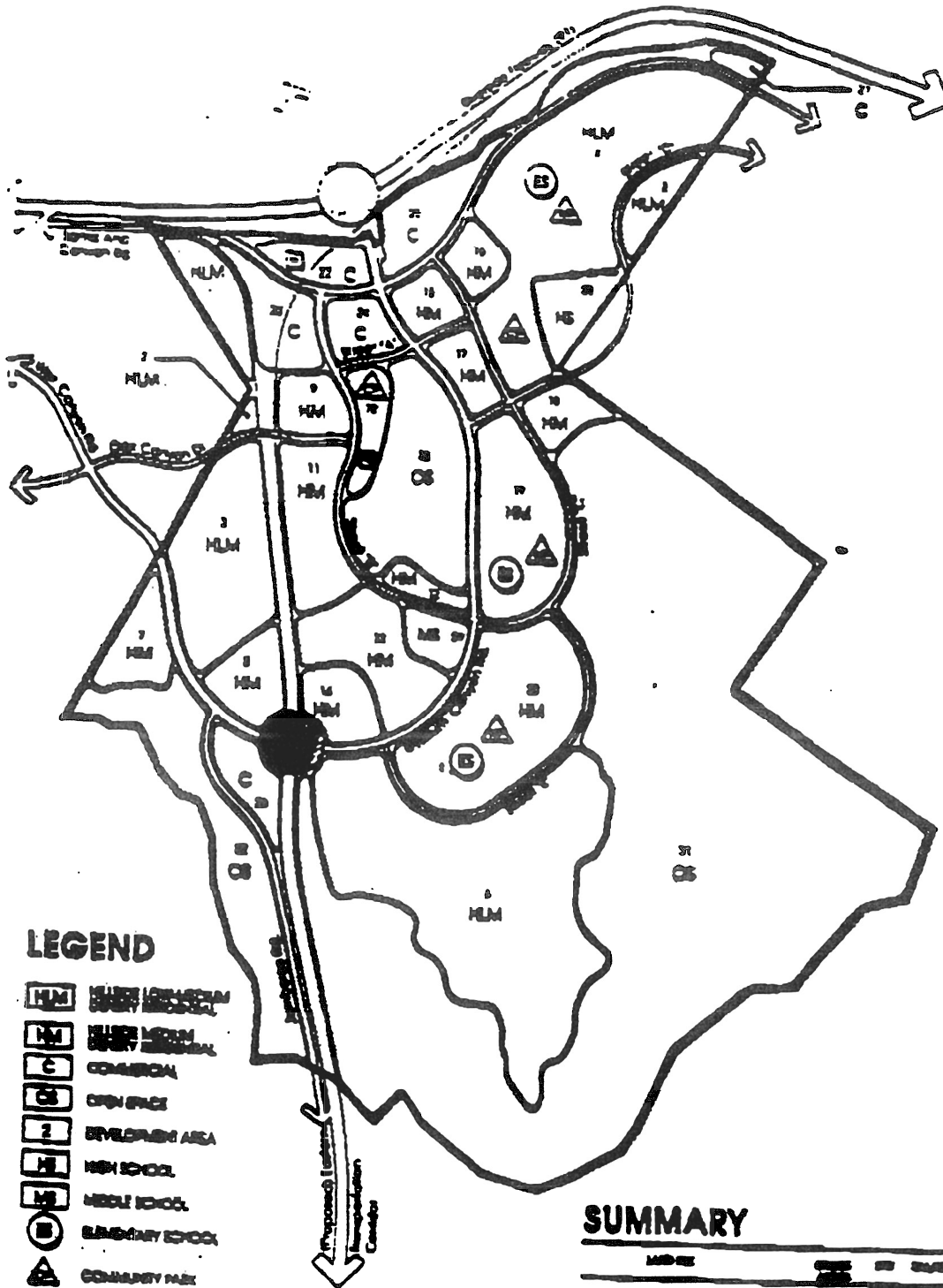


Table 1  
DEVELOPMENT PLAN STATISTICAL SUMMARY

General Plan Land Use Designation	Dev. Area	Grass AC	SPD	SPD/AC	Total DU	Approx. Density
Hillside Low-Medium Density/Residential (Up to 8 DU/AC)	1 2 3 4 5 6	36 8 106 108 25 8	90 28 378 643 8 772	0 0 348 598 31 318	90 28 638 801 31 822	2.6 3.6 5.9 4.9 3.3 3.1
Sub-Total		194	1,708	813	2,821	
Hillside Medium Density/Residential (Up to 16 DU/AC)	7 8 9 11 13 15 16 17 18 19 20	36 37 38 39 14 73 35 34 23 35 34 30 20	0 0 0 0 0 194 0 0 0 0 0 191 128	0 0 0 0 0 434 375 380 380 380 348 348 308	0 0 0 0 0 888 875 880 880 880 748 748 714	0 0 0 0 0 7.8 7.8 7.8 7.8 7.8 10.3 10.3 8.8 8.8
Sub-total		535	321	4,434	5,245	
General Commercial	22 23 24 25 26 27	33 43 37 48 33 2				
Sub-Total		179				
High School	28	33	00			
Middle School	29	30	00			
Elementary Schools		30	00			
Sub-Total		93				
Neighborhood and Community Parks		44	00			
Open Space		1,438				
Sub-Total		1,472				
City Maintenance Yard		3				
Arterial/Roads		110				
Eastern Transportation Corridor		82				
GRAND TOTAL		3,179	2,829	5,237	7,866	

Elementary school and neighborhood park acreages are excluded.

.. School and park acreages are intended to meet the established requirements of the responsible agencies

001309

Mr. Paul Lanning  
Environmental Project Planing Division  
Orange County  
300 N. Flower  
Room 321  
Santa Ana California 92702

October 4, 1996

Post-It® Fax Note	7671	Date	10-4	Pages	4
To	PAUL LANNING	From	J. RICHES		
Co/Dept	EIR PLANNING	Co.			
Phone #		Phone #	470 7093		
Fax #	834 6132	Fax #			

Subject: Musick Jail Expansion EIR

Dear Mr. Lanning:

I would like to submit the following comments regarding the Musick Jail Expansion Environmental Impact Report.

The EIR is not an unbiased document. It appears to support a conclusion that has already been reached, and was prepared by a company selected without competitive bidding. It glosses over issues, downplays others, and uses dubious statistics to validate its conclusions. All of the objections raised by local residents have been reduced to insignificant, as you would expect from a work of fiction. The following are specific areas of concern:

- The comparison of the areas surrounding the Musick facility to the area surrounding the Theo Lacy facility is inaccurate. Theo Lacy is mostly surrounded by commercial buildings and a shopping mall. The Musick facility is right next door to residential single-family homes. To equate land use at Musick to Theo Lacy is comparing apples and oranges and invalidates any comparison of land use issues. The EIR states that the City of Lake Forest can pass an ordinance preventing undesirable land uses, such as bail bonds offices. This will not stop criminal elements from cruising our streets in search of such a facility, however, and the EIR does not adequately address the effect of released convicts or visitors in our area because it compares Theo Lacy to Musick.
- The EIR disagrees with the City of Lake Forest's request for additional patrol deputies without any detailed explanation. It simply disagrees that there will be any effect on crime in our City. This is illogical, as any reasonable person would conclude that over 140 visitors per day and the release of prisoners in our area would certainly add a criminal element that does not exist today. To deny this conclusion is absurd.
- The EIR uses INCORRECT data regarding the effect of the Musick expansion on traffic in our area:
  1. Average daily trips on Bake Parkway are NOT 21,000 as reported. A study done by the City of Lake Forest in July 1996 shows over 39,000 daily trips on Bake Parkway.
  2. Four major intersections identified in the EIR "exceed Measure M performance standards", and two of these are already level of service "D". This study is based on old information (reference above), and the intersections are probably level of service "E" at this time.

001310

4  
(cont'd)

3. The EIR does not address the traffic impact of the El Toro Reuse plan COMBINED with the Musick Jail expansion. The additional 1300 average daily trips generated by the Musick expansion will cause more traffic jams on our already impacted streets, especially Bake Parkway, due to the recent opening of the Bake/S Freeway interchange.
4. Take a look for yourself. Traffic on Bake between Trabuco and the S freeway is bumper to bumper right now! It's a nightmare of improper planning!

5

The addition of additional traffic from the Musick expansion, the use of invalid traffic volumes in the EIR, and the failure to incorporate the additional traffic volume of the El Toro Reuse plan invalidates the conclusion that traffic congestion can be mitigated for the Musick Jail expansion.

6

- The EIR states there has been little or no impact on property values. WRONG!!!!!! Please refer to the attached Orange County Register article from September 15, 1996, which shows an 8.6 % decline in Lake Forest home sale prices in August/early September 1996 compared to the same period in 1995,

The EIR compared selling prices in the period of April 1996 through July 1996, which is not realistic because it did not include adequate study time to consider the normal 60 to 90 day escrow period. In addition, you have already received testimony from both existing and prospective Lake Forest homeowners who either cannot sell their property or refused to purchase property in Lake Forest due to the proposed Musick Jail expansion. The EIR is absolutely false in stating its conclusions.

7

- Insufficient study was done for ALTERNATIVES to the Musick Jail expansion. This is mostly due to the rush to get the Musick EIR approved in time for the vote of the lame-duck Board of Supervisors and the approval of the bond measure on the November 5th ballot to fund the jail.

8

The EIR states that the LRA denied the Sheriff's request for 250 acres at the El Toro marine base despite the fact the "this large piece of land, or even a smaller site, would be able to accommodate County jail facilities easily, even beyond the year 2006".

Why would the LRA (the Board of Supervisors) deny this request? Was 100 acres (the proposed Musick size) requested or considered by the LRA? Was any other consideration given to SPECIFIC locations at the marine base?

9

The EIR does not give adequate consideration or explanation to the 1995 Grand Jury recommendation to expand the existing Santa Ana jail, located near the court facilities. Again, this appears to be because of the RUSH to get the Musick location approved on an arbitrary schedule dictated by the need to have the existing lame-duck Board of Supervisors approve the project.

001311

10

The long-term operating cost of the jail and the funding of this cost is not addressed in the EIR. Neither is the long-term availability of jail space. Although these issues are not "environmental", they must be considered. If construction of the proposed Musick expansion is scheduled to take three years, and if the expanded Musick jail reaches capacity again in the year 2006, what next? Will Musick the proposed for additional expansion again? What will be the long-term environmental impact on our community after 2006 if this happens? Will we have 10,000 or 20,000 prisoners in our community?

11

Wouldn't a better ALTERNATIVE be a location that can accommodate future expansion after the year 2006?

This issue is not addressed in the EIR and should be, as the future ADDITIONAL expansion of the Musick facility beyond the year 2006 WILL HAVE SEVERE EFFECTS ON OUR COMMUNITY.

12

The Musick expansion EIR is a shoddy piece of work which is obviously intended to smooth over the legitimate and real concerns of our community, as validated in the reduction in Lake Forest home selling prices in the last two months. It does not adequately address the issues of potential crime, traffic congestion, property values, and alternative locations for the long-term. It does not address the larger issue of putting a maximum security jail in close proximity to residential areas, which is bad public policy. For these reasons, the Musick Jail expansion EIR should be rejected as a pure work of fiction.

Sincerely,



Jim Richert  
24861 Via Del Rio  
Lake Forest, Ca. 92630  
(714) 458-6806

001312

# ORANGE COUNTY HOME SALES AND PRICES

For the four weeks ended Sept. 3, home sales (on about 100 percent) compared with the same period last year. Median prices were up about 1.8 percent to \$184,000.

PRICE

SALES VOLUME

ADDRESS	PRICE	DATE	SALES VOLUME	PRICE	DATE	SALES VOLUME	
Altos Viejo 92656	\$184,000	1.5%	128	31.5%	90720	19	36.7%
Anaheim 92801	\$123,000	-9.2%	32	-15.8%	92655	3	n/a
Anaheim 92802	\$149,000	-5.7%	28	55.6%	92097	80	2.6%
Anaheim 92804	\$149,000	3.5%	50	26.5%	92692	130	32.7%
Anaheim 92805	\$155,000	-0.6%	51	34.2%	92657	13	n/a
Anaheim 92806	\$176,000	-3.8%	20	31.0%	92660	56	100.0%
Anaheim 92807	\$249,000	-4.4%	59	59.5%	92661	16	23.0%
Anaheim 92808	\$195,000	16.1%	44	25.4%	92662	n/a	n/a
Brea 92821	\$1204,000	3.0%	23	39.5%	92663	98	47.4%
Brea 92822	\$161,000	0.6%	48	29.7%	92664	13	35.0%
Brea 92823	\$134,000	-5.0%	19	5.6%	92665	7	16.7%
Brea 92824	\$153,000	2.6%	28	31.1%	92666	16	23.1%
Brea 92825	\$194,000	-7.2%	41	41.4%	92667	37	8.8%
Brea 92826	\$198,000	9.9%	42	-6.7%	92668	11	n/a
Brea 92827	\$223,000	-21.0%	73	49.0%	92669	50	3.8%
Brea 92828	\$209,000	n/a	9	n/a	92670	125	34.4%
Brea 92829	\$224,000	5.7%	58	61.1%	92671	59	60.3%
Brea 92830	\$227,000	10.7%	73	0.0%	92672	43	-2.3%
Brea 92831	\$227,000	10.7%	73	0.0%	92673	87	67.3%
Brea 92832	\$227,000	10.7%	73	0.0%	92674	32	37.3%
Brea 92833	\$227,000	10.7%	73	0.0%	92675	35	14.6%
Brea 92834	\$227,000	10.7%	73	0.0%	92676	74	1.4%
Brea 92835	\$227,000	10.7%	73	0.0%	92677	60	62.2%
Brea 92836	\$227,000	10.7%	73	0.0%	92678	36	16.1%
Brea 92837	\$227,000	10.7%	73	0.0%	92679	51	3.8%
Brea 92838	\$227,000	10.7%	73	0.0%	92680	25	400.0%
Brea 92839	\$227,000	10.7%	73	0.0%	92681	21	19.2%
Brea 92840	\$227,000	10.7%	73	0.0%	92682	11	19.4%
Brea 92841	\$227,000	10.7%	73	0.0%	92683	28	21.7%
Brea 92842	\$227,000	10.7%	73	0.0%	92684	9	25.0%
Brea 92843	\$227,000	10.7%	73	0.0%	92685	83	13.7%
Brea 92844	\$227,000	10.7%	73	0.0%	92686	47	38.2%
Brea 92845	\$227,000	10.7%	73	0.0%	92687	38	31.0%
Brea 92846	\$227,000	10.7%	73	0.0%	92688	2,129	8.3%
Brea 92847	\$227,000	10.7%	73	0.0%	92689	927	20.3%
Brea 92848	\$227,000	10.7%	73	0.0%	92690	518	18.3%
Brea 92849	\$227,000	10.7%	73	0.0%	92691	375	10.5%
Brea 92850	\$227,000	10.7%	73	0.0%	92692		
Brea 92851	\$227,000	10.7%	73	0.0%	92693		
Brea 92852	\$227,000	10.7%	73	0.0%	92694		
Brea 92853	\$227,000	10.7%	73	0.0%	92695		
Brea 92854	\$227,000	10.7%	73	0.0%	92696		
Brea 92855	\$227,000	10.7%	73	0.0%	92697		
Brea 92856	\$227,000	10.7%	73	0.0%	92698		
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Brea 92859	\$227,000	10.7%	73	0.0%	92701		
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Brea 92861	\$227,000	10.7%	73	0.0%	92703		
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Brea 92864	\$227,000	10.7%	73	0.0%	92706		
Brea 92865	\$227,000	10.7%	73	0.0%	92707		
Brea 92866	\$227,000	10.7%	73	0.0%	92708		
Brea 92867	\$227,000	10.7%	73	0.0%	92709		
Brea 92868	\$227,000	10.7%	73	0.0%	92710		
Brea 92869	\$227,000	10.7%	73	0.0%	92711		
Brea 92870	\$227,000	10.7%	73	0.0%	92712		
Brea 92871	\$227,000	10.7%	73	0.0%	92713		
Brea 92872	\$227,000	10.7%	73	0.0%	92714		
Brea 92873	\$227,000	10.7%	73	0.0%	92715		
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Brea 92881	\$227,000	10.7%	73	0.0%	92723		
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Brea 92883	\$227,000	10.7%	73	0.0%	92725		
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Brea 92891	\$227,000	10.7%	73	0.0%	92733		
Brea 92892	\$227,000	10.7%	73	0.0%	92734		
Brea 92893	\$227,000	10.7%	73	0.0%	92735		
Brea 92894	\$227,000	10.7%	73	0.0%	92736		
Brea 92895	\$227,000	10.7%	73	0.0%	92737		
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Brea 92897	\$227,000	10.7%	73	0.0%	92739		
Brea 92898	\$227,000	10.7%	73	0.0%	92740		
Brea 92899	\$227,000	10.7%	73	0.0%	92741		
Brea 92900	\$227,000	10.7%	73	0.0%	92742		
Brea 92901	\$227,000	10.7%	73	0.0%	92743		
Brea 92902	\$227,000	10.7%	73	0.0%	92744		
Brea 92903	\$227,000	10.7%	73	0.0%	92745		
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Brea 92905	\$227,000	10.7%	73	0.0%	92747		
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Brea 92908	\$227,000	10.7%	73	0.0%	92750		
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Brea 92911	\$227,000	10.7%	73	0.0%	92753		
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Brea 92916	\$227,000	10.7%	73	0.0%	92758		
Brea 92917	\$227,000	10.7%	73	0.0%	92759		
Brea 92918	\$227,000	10.7%	73	0.0%	92760		
Brea 92919	\$227,000	10.7%	73	0.0%	92761		
Brea 92920	\$227,000	10.7%	73	0.0%	92762		
Brea 92921	\$227,000	10.7%	73	0.0%	92763		
Brea 92922	\$227,000	10.7%	73	0.0%	92764		
Brea 92923	\$227,000	10.7%	73	0.0%	92765		
Brea 92924	\$227,000	10.7%	73	0.0%	92766		
Brea 92925	\$227,000	10.7%	73	0.0%	92767		
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Brea 92927	\$227,000	10.7%	73	0.0%	92769		
Brea 92928	\$227,000	10.7%	73	0.0%	92770		
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Brea 92933	\$227,000	10.7%	73	0.0%	92775		
Brea 92934	\$227,000	10.7%	73	0.0%	92776		
Brea 92935	\$227,000	10.7%	73	0.0%	92777		
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Brea 92937	\$227,000	10.7%	73	0.0%	92779		
Brea 92938	\$227,000	10.7%	73	0.0%	92780		
Brea 92939	\$227,000	10.7%	73	0.0%	92781		
Brea 92940	\$227,000	10.7%	73	0.0%	92782		
Brea 92941	\$227,000	10.7%	73	0.0%	92783		
Brea 92942	\$227,000	10.7%	73	0.0%	92784		
Brea 92943	\$227,000	10.7%	73	0.0%	92785		
Brea 92944	\$227,000	10.7%	73	0.0%	92786		
Brea 92945	\$227,000	10.7%	73	0.0%	92787		
Brea 92946	\$227,000	10.7%	73	0.0%	92788		
Brea 92947	\$227,000	10.7%	73	0.0%	92789		
Brea 92948	\$227,000	10.7%	73	0.0%	92790		
Brea 92949	\$227,000	10.7%	73	0.0%	92791		
Brea 92950	\$227,000	10.7%	73	0.0%	92792		
Brea 92951	\$227,000	10.7%	73	0.0%	92793		
Brea 92952	\$227,000	10.7%	73	0.0%	92794		
Brea 92953	\$227,000	10.7%	73	0.0%	92795		
Brea 92954	\$227,000	10.7%	73	0.0%	92796		
Brea 92955	\$227,000	10.7%	73	0.0%	92797		
Brea 92956	\$227,000	10.7%	73	0.0%	92798		
Brea 92957	\$227,000	10.7%	73	0.0%	92799		
Brea 92958	\$227,000	10.7%	73	0.0%	92800		
Brea 92959	\$227,000	10.7%	73	0.0%	92801		
Brea 92960	\$227,000	10.7%	73	0.0%	92802		
Brea 92961	\$227,000	10.7%	73	0.0%	92803		
Brea 92962	\$227,000	10.7%	73	0.0%	92804		
Brea 92963	\$227,000	10.7%	73	0.0%	92805		
Brea 92964	\$227,000	10.7%	73	0.0%	92806		
Brea 92965	\$227,000	10.7%	73	0.0%	92807		
Brea 92966	\$227,000	10.7%	73	0.0%	92808		
Brea 92967	\$227,000	10.7%	73	0.0%	92809		
Brea 92968	\$227,000	10.7%	73	0.0%	92810		
Brea 92969	\$227,000	10.7%	73	0.0%	92811		
Brea 92970	\$227,000	10.7%	73	0.0%	92812		
Brea 92971	\$227,000	10.7%	73	0.0%	92813		
Brea 92972	\$227,000	10.7%	73	0.0%	92814		
Brea 92973	\$227,000	10.7%	73	0.0%	92815		
Brea 92974	\$227,000	10.7%	73	0.0%	92816		
Brea 92975	\$227,000	10.7%	73	0.0%	92817		
Brea 92976</							

Mr. Paul Lanning  
300 N. Flower St, 3rd Floor  
P.O. Box 4048  
Santa Ana, CA 92702-4048

Dear Mr. Lanning,

1 Please let the record show that we strongly oppose the expansion of Musick jail to a maximum-security facility. Our home is extremely near the Musick jail and we have deep concern about the adverse effect a jail of this size and make-up will have on our property values, our security as inmates are released nearby, and the presence of gang members who come to visit incarcerated friends. It is wrong to have a correctional facility for those requiring maximum-security so close to a residential area.

We know that other options have been considered (more remote areas of the County). Frankly, we fail to understand why expansion of Musick is the answer. Please reconsider other options and consider the feelings of the community surrounding the jail.

Sincerely,

  
Kendra & Scott Wieland  
21562 Sitio Verano  
Lake Forest, CA 92630  
(714) 951-7256



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**CITY OF LAGUNA HILLS**

Development Services  
October 4, 1996

County of Orange  
EMA/Environmental Planning Division  
P.O. Box 4048  
Santa Ana CA 92702

Attention: Mr. Paul Lanning

Dear Mr. Lanning:

The City of Laguna Hills has completed its review of DEIR 564 for the James A. Musick Jail - expansion project, and we have the following comments:

1. Thirty-nine acres recommended for conveyance to the County of Orange/Sheriff-Coroner for Musick expansion, which are included in the El Toro Reuse Plan, have not been included as part of the project description. Both the DEIR and the Reuse Plan indicate that this property may be used for farming activities in the near-term and for long-term expansion of jail facilities. Failure to include the parcels constitutes impermissible piecemealing of the project, and understates the potential for both future expansion and consequent significant impacts.
2. The facility should be analyzed at the court mandate maximum crowding level of 130 percent of rated beds. The County's own documents show a "worse case" capacity of 9,312 inmates, which should be the basis for all analysis in the DEIR.
3. The DEIR fails to adequately address, and to identify, significant project impacts. Of particular concern, the failure to analyze the project at crowded capacity distorts much of the impacts analysis. A fuller capacity project, for example, leads to increases in visitors, traffic, and air pollution. The impacts analysis must be redone using full capacity figures.
4. The DEIR also fails to identify a number of significant unmitigated impacts, including loss of prime farmland (project and cumulative), PM10 and NOx impacts; impacts to fire and law enforcement services; and hazardous materials impacts.

County of Orange  
Mr. Paul Lanning  
Page 2

5. The DEIR contains no systematic analysis of Project alternatives that would disclose the environmental effects of various alternatives available to the County. Instead, the County seeks to avoid its obligation to analyze alternatives by relying on several excuses, none of which is accurate. For example, the County claims that its bankruptcy constrains its ability to consider alternative sites. In fact, the bankruptcy documents allow the County to develop any properties it owns currently or to sell existing properties and use the funds to purchase simultaneously other properties that are equally valuable. In other words, the County could sell the Musick site and use the funds to buy another site elsewhere. The DEIR also claims that fiscal considerations make other alternatives infeasible. This excuse is unsupported in the DEIR, because the document contains no analysis or estimate of the cost of the proposed Musick facility. Sheriff Department documents have estimated the cost of a similar facility to be in excess of \$1 billion; if this is the cost, then the proposed Musick facility clearly is infeasible and other, lower-cost alternatives must be considered by the County. Finally, the County frequently excuses its failure to consider alternative sites by timing considerations. Given that the DEIR suggests that the Musick facility will not be built until 2001 — and there is no reason that significant funding for any construction will be available any time soon — the County cannot rely on supposed timing considerations to justify its elimination of project alternatives. A comprehensive review of all possible alternatives must be included in the DEIR, including a site-specific analysis of the environmental impacts of each alternative, and specific factual information must be included to the record to justify the rejection of any alternatives.

Even the DEIR's cursory, inadequate review of alternatives identifies several options that would be environmentally superior to the proposed project. Each of these environmentally superior alternatives must be expressly identified and should be designated as preferred alternatives: Reduce the Size of Musick Project to Serve South County Residents (Alt. 7.6), the Grand Jury Report Alternative (Alt. 7.7); Limited Expansion of Musick Alternative (Alt. 7.8); Limit Inmate Classifications Alternative (Alt. 7.10); Release of Inmates at IRC Alternative (Alt. 7.11); and the Santa Ana Main Jail Expansion Alternative (not separately analyzed in the DEIR).

6. DEIR 564 incorporates by reference tens of thousands of pages from other EIR's and other documents prepared by the County, without explaining the significance of what is being incorporated. Such wholesale, unexplained incorporation is a violation of CEQA Guidelines Section 15150. To the extent other documents are going to be relied on, it must be done in a discrete manner that is intelligible to the reader of the DEIR. Even worse, DEIR 564 incorporates by reference and relies heavily upon EIR 464, prepared by the County for the proposed Katella-Douglass Jail. EIR 464 was specifically invalidated by the Orange County Superior Court in a lawsuit brought by the City of

001314

County of Orange  
Mr. Paul Lanning  
Page 3

Anaheim, and the errors in the document were never corrected.

Unfortunately, due to the need to also review DEIR 563, the Marine Corps Air Station El Toro Community Reuse Plan EIR, during the past two weeks; it was impossible for our staff to devote a significant amount of time on the review of DEIR 465. Consequently, our comments are more broad in nature, and not as specific as could have been provided if given adequate time to review the two very lengthy, complex, and convoluted documents. However, it is evident from our review and comments that DEIR 564 is totally inadequate and needs to be re-written and re-circulated for public review prior to certification.

Sincerely,



MICHAEL THIELE  
Planning Director, AICP

MT:sg

cc: Bruce Channing, City Manager

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Nadia Boutros  
25462 Yountville  
Lake Forest CA 92630

October 1, 1996

Mr. Paul Lanning  
County Planner & Project Manager  
300 N. Flower St., 3rd Floor  
P. O. Box 4048  
Santa Ana, CA 92702-4048

Dear Mr. Lanning.

This letter is to protest the Musick jail expansion from a minimum-security jail into a maximum-security facility to house more than 7,500 inmates.

1 This expansion would be disastrous to the safety of the homeowners of the area. Gang members will come & visit their friends, hang around in a nearby park with their honies, and maybe go on a robbing & shooting spree in the neighborhood — just for fun! The EIR does not bring up that subject.

2 The construction of a maximum-security jail next to family neighborhood is bad public policy & bad example to other counties.

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(2)

Tanning  
County Planner's Project 2/yr.

First, but not least, the jail expansion will have a profound negative impact on already-depressed property values.

If any of you lived in the area, you would never have entertained the idea of even looking into such a project.

2  
(cont'd)

I appeal to you to deny any proposal that will endanger the safety of the innocent from people who ignore the law. Why should the innocent suffer <sup>again</sup> because of the sins of the criminals?

Sincerely

Nadia Boutras

Nadia Boutras  
25462 Yountville  
Lake Forest CA 92630

P.S. Please remember that if any of you lived in the area, you would never have entertained the idea of even looking into such a project!

001319

David Melvold  
24 Sonrisa  
Irvine, California 92620

Mr. Paul Lanning, Project Manager  
Environmental and Project Planning  
Environmental Management Agency  
300 N. Flower Street, Room 321  
P. O. Box 4048  
Santa Ana, California 92702

October 3, 1996

Re. Draft EIR 564  
James A. Musick Jail Expansion

Dear Mr. Lanning:

In response to the Draft Environmental Impact Report No. 564 on the James A. Musick Jail Expansion and Operation, Relocation of Interim Care Facility, and the Southeast Sheriff's Station, I have the following comments and concerns to convey.

1. The County and its consultants continue to play the misleading game of semantics by calling the proposal an "EXPANSION" rather than the appropriate term "CONVERSION". If accuracy of communications is the intent, the name "conversion" would more fittingly convey the complete concept of the intended goal for the Project. If the intent is to slip the Project by as merely more of the same, the term "expansion" would be appropriate. This suggested name change was proposed because I do not believe the County wants to convey a perception of deceit rather than upfront to constituents!

2. [3.1, Page 20] Regarding Goal 3, since final attainment is Year 2006, the budget sources and financial opportunities can surely be expected to change from that which is now foreseen. The fixation on a singular particular project at this time appears indefensible. Suggest the DEIR included assessment of a variety of buildout alternatives based on the amount of funding available.

#### STATEMENT OF NEED

3. [Page 23] If 882 criminals who were released early were arrested on new charges, it is a good indication that released inmates are prone in significant numbers to commit further crimes. Therefore a procedure of release at Musick could be expected to result in additional crimes in the Irvine/Lake Forest communities.

4. Those cities which chose to build their own detention facilities may do so because they have a very large portion of the total arrests made within the County -- far more than the numbers indicated for Irvine and Lake Forest. Consequently, that may be a smart financial decision but the fact that the others have not should not imply or be construed as an unwillingness to "carry their share of the burden". The DEIR should give the number of arrested annually in each of these cities which

001320

have built their own facilities in the last few years.

5. [Table 5, Page 25] The numbers of existing capacities in comparison to that needed in the near future is a good justification for another jail(s) but not necessarily for any particular location(s) or site(s), i.e., it doesn't follow that the jail must be at the Musick site and for the full shortfall through the Year 2006. The DEIR should furnish the rationale for the necessity of the Musick site and only the Musick site.

6. If the Musick jail currently has a rating of 713 beds but is housing as many as 1200 inmates, i.e., a utilization that is 76% above rating, why can't a similar overcrowding be possible with a 7,584 bed rating in the future or 13,347 inmates? if not, why not?

7. [Table 6, Page 26] The table gives only the data on arrests from south County cities. Without comparable data on all cities within the County, it is not possible to determine which cities contribute the most and, using that as a factor in site locating, which city or cities ought to be the home for new jails. Obviously, with Lake Forest and Irvine accounting for only 3% of the bookings in 1995, it would not be appropriate to locate the jail in their communities if numbers of bookings were the siting criterion. Therefore, in difference to the DEIR, the data in Table 6 does not justify consideration of an all-classification jail facility in southern Orange County.

8. [Page 27] Using a 10-mile radius doesn't increase the percentage of arrestees coming from Irvine and Lake Forest and therefore only increases the justification of a jail within south Orange County but not within Irvine or Lake Forest areas specifically. In addition with more than 75% of the arrests coming from other than south County, the data would actually justify the placement of new jail facilities in other than the south County or at minimal a splitting into 2 or more facilities! Why place 80% of the high-security jail capacity in the portion of the County which contributes less than 25%?

9. The statement that "there is demand for jail facilities in the south County area as a result of its own crime..." is a degrading remark and without merit as the critical component is from whence the criminals are based (the "source" so to speak), not which neighborhood may be victimized. One might ask why "America's Safest City" and for four years running the "safest large city in California" as decreed by the FBI must have a jail?

#### PROJECT DESCRIPTION

10. [4.1.3, Page 36] Why wouldn't the new Sheriff's Station cover the

001321

County area of Lower Peters Canyon located between Jamboree and Culver Drive and north of the I-5 Freeway? What is the percent of identified funding for this project, i.e., is 100% of the needed funds expected to be available when needed to construct the station?

11. [4.1.6, Page 39] It is stated that inmates authorized for release will be processed and released directly from the Musick complex and will commence with completion of Complex 1 (Page 42). Transportation by friends or family will be encouraged but not required. This procedure is not in keeping with even current practice for Musick Jail which is per Page 129 to only release those at Musick who have family or friends picking them up otherwise those inmates who do not have transportation off the facility are bused to Santa Ana for release. And the latter procedure involves only low-security inmates whereas the future will involve maximum-security inmates! Obviously, there was more consideration for the local community in setting up the current jail arrangement than is being contemplated for the future jail. The DEIR should explain why the continuation of the current procedure is not proposed especially in light of the change of inmate classification.

12. [Exhibit 6, Page 40] From a comparison of Exhibit 6 with Exhibit 3 of the NOP, it is apparent that the site layout has been rearranged. It appears to be an improvement in that the farm land and auxiliary buildings are used as buffers to the neighborhood. Will all of the farm lands still be productive if used in this fashion? Will the trees along the east side be retained? If not, what size will the trees be when planted and how far apart? How will agriculture activities continue uninterrupted during construction since the majority of the 22 acres will not be available until the existing jail facilities are torn down yet initial construction of Complex 1 and buildings along southerly boundary will terminate most of the existing farming? Per Page 45, the existing inmates will not move until Complex 2 is complete. Therefore, the important note that agriculture use will continue to be used is not technically correct in consideration of all phases of the project.

13. [Page 41] I believe it is a plus that no guard towers will be used.

14. [Page 42] What specifically is the type of fencing to be used for the interior double fence?" Will it be chain-link fencing topped with razor-wire? Exhibit 16 (Page 83) implies that the security fencing will not be visible by an adult pedestrian on the adjacent sidewalk. Will the security fencing be visible from vehicles on Alton or pedestrians on the sidewalk on the opposite side of Alton?

15. No parking on Alton Parkway adjacent to the Jail is a plus and must be made a Condition of Approval should the Project be approved.

16. Funds for Alton Parkway are not expected to be available until Year 2001. Does this mean that the initial construction of the Project will not be placed in service until Year 2001? If not, how will traffic be routed to the new project and parking structure?

17. [Page 43] It is not clear just how many visitors are expected at peak time? From Visiting, it would appear that inmates could expect as many as two visits per week or for 7,584 inmates that would be 15,165 visitors minimum as it is not clear whether more than one visitor may visit during a given visit. If more than one at any given time, more vehicles could be expected. Please clarify.

Under Complex 1, 141 visitors are expected per day;; Complex 2, 265 additional visitors per day; Complex 3, a total of 627 visitors per day. How were these numbers determined since on Page 43 it is stated that the actual visiting schedule to be established after operation, i.e., how many days per week are expected to be visiting days and during what hours?

18. For Complex 1 and 3, how many "rated beds" does "864 additional inmates" and "3,840 beds", respectively, equate? For some unknown reason, only Complex 2 capacity is given in rated beds.

19. [Pages 45 & 46] For Staffing listed under each complex, one is referred to Exhibits 8a and 8b. However, these exhibits list only the new staffing. What is the total or existing staffing to be added to the new staffing in each complex?

20. Under Transportation, the number of buses per day expected to provide inmate transportation to the courthouse goes from 8 to 16 with just the first two complexes. What is the number of expected trips when all three complexes are in service as it is not given in the DEIR? Extrapolating the number using the same ratio, a total of 32 round trips or 64 one-way trips would be expected. As previously suggested, these buses should go via either Alton or Bake Parkways to the I-5 and not travel through the residential communities of Irvine and Tustin.

In similar fashion to camouflaging or minimizing the Jail presence by landscaping, etc., the community would like to minimize the visibility of the buses to the residential communities. This appears to be a reasonable and minimal request.

21. [4.2, Page 50] How does the sold COPs (Certificates of Participation) in the County's financial recovery program furnish funds for the Jail? My understanding for the proceeds of the bond sale was to provide money to pay off the outstanding County debts and not to finance future capital improvements. Should this reference be to

state's COPS (Citizen Option for Public Safety) funding program established this year by the State Legislature?

22. If through flexibility Complex 3 is the first complex to be built, where are the existing inmates to be placed as Complex 3 can not be installed before the major portion of the existing facilities are removed?

#### EIR - GENERAL

23. [5.0, Page 53] It is not clear what is meant by the statement that "this EIR will not engage in repetitive discussions of issues resolved in previous EIRs" since EIRs are required on specific projects and issues developed and assessed on a case-by-case basis. How can a resolution to an issue on another proposal be incorporated as a resolution herein on this proposal. Simply because the same issue may surface and the same resolution be proposed most assuredly does not justify the exclusion of the airing of the issue again in this proposal. The specific issue used as the example -- security considerations -- can not be excluded since without an assessment there is no certainty that the situations are identical, i.e., similar physical arrangement and security measures & procedures, etc. If anything, because of the contentiousness of this issue, I would believe that the County would rather error on the side of excess inclusion rather than exclusion of issues and details.

#### LANDFORM, SOILS & GEOLOGY

24. [5.1, Page 53] There is no assessment of toxic compounds such as DDT in the soil even though used for some time as agriculture farm lands. Much of the previous Irvine Ranch lands have DDT in the surface soils requiring treatments prior to any construction.

25. [5.1.1, Page 55 & 57] Even though the contamination remediation could only delay the extension of Alton Parkway and not the Jail, is not this roadway improvement a needed circulation improvement for the Jail? What fallback is anticipated if the roadway is delayed? If the County builds Alton only to the Jail entrance, how does this reflect in the traffic study?

#### AIR QUALITY

26. [5.2.2(b), Page 67] Why is the vehicle air pollution generation calculated with the vehicles assumed to be traveling at 25 mph while the data in Table 13 (Page 86) indicates the existing traffic speeds to be 45 mph? Is the use of 25 mph for air quality studies a worse case than at 45 mph? If not, why isn't a speed of 45 mph used?

### AESTHETICS

27. [5.4.2, Page 79] The minimum jail building setback for Complex 2 from Alton Parkway is given as approximately 330 feet. If the setback for Complex 1 is 100 feet, the layout on Exhibit 13 indicates that Complex 2 is not much further than Complex 1. One or the other number has to be significantly off.

28. [Page 81] To reduce the aesthetic impact, a large number of moderately mature trees should be used in the landscaping especially if any of the trees being replaced would be those indicated as screening in Exhibit 12. The DEIR should indicate clearly which trees are to be removed and which trees will be newly planted.

### NOISE

29. [5.5, Page 85-] Did the noise studies include the noise reflecting effects of the proposed 12-foot block wall thus intensifying the noise on the neighbors? If not, what increase noise can be expected with the wall? The 45-foot buildings themselves will reflect noise. Was this also considered? If not, why not?

30. [5.5.2(d), Page 98] What effects can be expected of inmates working the farms under the constant noise of jet aircraft flyovers?

31. The inmates may appreciate the construction features which would assure an indoor 45 db CNEL noise level, but at what additional construction cost does this come? What is the additional cost of air-conditioning to assure a closed environment. These may come at premiums that the taxpayers can not afford for themselves in having to provide living quarters for inmates! The DEIR gives no indication of the premium involved to provide these living conditions. Also, should the measures employed in the construction not result in adequate noise reduction, what might be the anticipated consequences? Additional expensive retrofits? An unusable jail? Jail inmate initiated litigation for hearing damage?

32. [Page 100] Are there not OSHA noise limitation requirements that would cover staff rooms and private offices?

### LIGHT & GLARE

33. [5.7, Page 104] The statement is made pertaining to the existing condition that "all lighting is directed towards buildings and not outward from the site". Why can not an identical statement be made for the proposed Project? Instead the language states that "lighting rays"

are confined to the areas surrounding the buildings". The latter would permit outward direction from the building.

LAND USE

34. [5.8.1, Page 117] Regarding the airport land use compatibility issue, the statement is made that "no outdoor living areas are proposed by the Project, so exterior noise level standards are not applicable." How can this be true since there will be inmates working in the agricultural fields and outdoor recreation area for the Interim Care Facility?

PUBLIC SAFETY

35. [5.9, Page 126] Per the DEIR, "assertions of effects on property values or safety do not constitute a 'significant effect' within the meaning of CEQA". However, neither does unsubstantiated assertions to the contrary as provided in the DEIR constitute "insignificance"!

36. [Last sentence on Page 126] Section 12 ought to be Section 5.12.

37. [5.9.1, Page 128] Historical data on the existing minimum-security Musick facility is not really meaningful since the type of inmate will be so significantly different with a maximum-security jail. The incentive to escape is demonstrably different.

38. Data and crime statistics should be researched and provided in the EIR for other county or equivalent jails. Statistics on only shoplifting in neighborhood commercial centers is insufficient. The residential neighborhoods will be concerned about the security of their vehicles and premises, and matters as simple as whether they will be able to leave a garage door open. With the introduction of large numbers of visitors from other parts of the County, many of whom are not just relatives & friends but "working associates" of the inmates, now having further opportunity to scout the area for "opportunities", has historical data from similar jail installations reflected an increase in crime?

39. The escape notifying system described is that which is employed at present at Musick as only a minimum-security jail. Why does the County believe that the same system with no new features is sufficient to handle escapes of the future maximum-security inmates?

40. [Page 129] The present release procedure for Musick with only minimum-security inmates requires released inmates to have transportation off the facility or they are bused to Santa Ana for release. Why with maximum-security inmates would a procedure be

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proposed which would not at least require the same restriction on the maximum-security inmate releases? It appears more consideration was extended to the local communities in this regard when implementing Musick as a minimum-security jail.

41. In 1995, Muisck had 53,194 inmate visitors with only 1,200 maximum number of inmates. With 7,500 inmates or 6-fold increase, a proportionate increase in visitors would result in 332,000 visitors annually! In all likelihood, the makeup of the visitors will include an abnormally higher percentage of undesirable element/unsavory characters than in the general population. In most cases, this element would have little to no reason to be concentrated or loitering in this neighborhood which goes further in generating anxiety over the proposed jail expansion.

42. The DEIR attempts to correlate types of crimes and numbers of arrests with some form of "indigenous" crime, somehow implying therefore that since crime is already present on a significant level even without the proposed jail, that any increase from released inmates will be insignificant! What is more pertinent would be information on the origination of the perpetrators. Why isn't information provided on where the criminals are from?

43. If releases of maximum-security inmates does not occur at present at Theo Lacy Jail, why does the County propose to do otherwise at Musick? Will releases occur around the clock at Musick? If so, why?

44. Most of the data furnished in this section is inadequate, inconclusive, and in general irrelevant since not based on similar circumstances. There may be inadequate data available to the DEIR preparers to support the contention that crime will increase in the vicinity of the jail but in no way does the described data support the contrary conclusion as stated in the DEIR and thus justifying that no mitigation measures are necessary. The Sheriff's Southeast Station can be considered as a possible benefit only since 100% funding is not assured at this time.

45. [Page 133] The last sentence in Section 5.9.2 appears out of place as it reads more like a campaign speech than a nondebatable fact and should therefore be deleted. The sentence reads "it is not in the best interests of a publicly elected official like the Sheriff to operate a facility that is not secure, or to maintain practices that compromise the security of the area in which the jail is located."

46. [5.9.3, Page 133] At minimum, a mitigation measure should be proposed which would continue the current practice regarding releases.

CIRCULATION AND PARKING

47. A Condition of Approval for the Project should it be approved should be that Alton Parkway should be extended to the jail entrance and in service prior to occupancy of the first phase of the Project.

48. [Table 21, Page 145] The table indicates a 6-lane extension of Alton Parkway yet the text only discusses an improvement of one side or half of the road or 3 lanes. Please explain and describe the difference in traffic impact.

49. [Table 22, Page 147] How was the ADT level of 926 derived for visitors in this table? Please explain as there are no details furnished in the report.

50. [5.10.3(g), Page 170] For determining adequate off-street parking, the total number of employees ought to be used yet Exhibits 8a and 8b (Pages 48 & 49) only lists "new staff" employees. A comparable table of existing employees with their respective shifts is required assuming the total to be simply the combination. The DEIR needs to be revised with inclusion of the total employee data.

51. How was the visitor parking space requirement determined? The total at buildout appears adequate if the visiting hours are spread over several hours. However, how were the totals for the earlier phases calculated to determine adequacy? The explanation in the DEIR is not clear and further complicated by unknowns for ICF and lack of visitor hour and day schedule.

SOCIOECONOMIC

52. [5.12, Page 184] The survey of the areas reaction to notification of the possibly jail as a measure of the effect on property values is totally inadequate. The effects on property values could be expected to be of a considerably different magnitude during the period of project proposal versus subsequent to final approval and especially after installation. Residents at this point may still be in denial, not have a full understanding of the details of the proposal, have faith that the Board will make a fair and right choice, or are simply taking a "wait and see approach". They may also realize that the installation is at least 5 years away and is dependent on passage of an election measure and consequently are not rushing to sell out their "dreams". Combining the above reasons with the hope by many that the opposition may be successful in stopping it. It would be premature and fullish to attempt to perceive effects on property values at this time by some sort of mass exodus of homeowners.

53. Rather than simply a review of sales of homes in the vicinity before and after the announcement of the jail consideration which camouflages any information due to current fluctuations in local economy, a survey of potential homebuyers and their reaction to being informed of the possibility of a jail would be more meaningful. From the discussion in the DEIR, it does not appear that this avenue was attempted. Information should be sought on the consequences in other places where airports were built within existing developed communities.

#### ALTERNATIVES

54. [7.4, Page 198] Contrary to the DEIR statement that the "exigent circumstance regarding the demand for incarceration facilities" makes the search for another site "infeasible", it would only make a search undesirable.

55. Contrary to the statement in the DEIR that the "library of...(referenced) documents has been assembled for the public's convenience at the offices of Environmental and Project Planning Division...", it is anything but. At most it is merely made available. These documents should be made available at the same library(ies) in which the DEIR is(are) made available for public review.

56. [7.6, Page 201] There appears to be a discrepancy, though minor, between the number of arrests last year within 10 miles of the Musick jail in this section (17,399) and that of Table 6 of Section 3 on Page 26 (17,423).

57. It is not clear what is meant in the last paragraph on this page that this alternative will create increased "pressure" on Musick Road. Does this simply mean additional traffic on Musick Road? If so, the DEIR should state that and indicate whether the increase is significant or not or within the capacity of the road. If not, what does it mean?

58. Alternative 7.6 may not be desirable since it does not solve the entire need for which the jail expansion is sought, but it most certainly is not "infeasible". It would simply mean that the County would have to look to other sites for additional new capacity. In addition, specifically which adverse impacts is this alternative "incapable of reducing" to a level of insignificance as the DEIR does not state?

59. [7.7, Page 202-104] If the split jail site recommended by the Grand Jury or any modified version thereof is adopted, the Santa Ana (non-Musick) site should be built first. The historical record indicates that to do otherwise would place Musick in the position of

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being exposed to a further expansion at the future point in time that the non-Musick facility is to be built. The "off-ramp" suggested in the last paragraph of this section -- if the expansion could not occur at Santa Ana it would occur at the Musick Jail -- is unacceptable as it essentially amounts to a sly means to approve the entire complex at Musick. There is no criteria suggested up front for ascertaining the inability to expand Santa Ana at the later date, i.e., how much of an obstacle constitutes "inability"?

60. [Page 204] Why specifically did the LRA reject the request for 250 acres for a jail facility? Was it do to anticipated reduction of market value of adjacent property or incompatibility with uses in the adjacent area? Was it the lost of return to the County on land invested? Did LRA perceive a jail to have negative impacts on the adjoining property -- a consequence the County has no hesitation of expecting the existing private property owners near Musick to assume?

61. Since, as stated in Section 5.2.1 (Page 60), "the report will focus on the potential for regional air quality impacts", why when reviewing the air quality impacts associated with the split location alternative does the DEIR address the local emissions in the Santa Ana area in the last paragraph of this section? The environmental assessment approach obviously is not consistent.

62. [7.8, Page 205] The rejection of this alternative because of the simple reason given that the County must have a plan ready to go upon availability of funds, is ludicrous and beyond the scope of the DEIR. This is a discretionary function of the proponent and lead agency and not an element of the DEIR. Besides, a simple fix would be to have the alternative facility plan ready to go. How is the LRA's rejection of the conveyance to the Sheriff a "serious obstacle to implementation of this alternative" since the rejection does not affect the Musick site? The siting of the balance of the needed jail capacity does not restrict the implementation of the limited expansion at Musick.

63. [7.10, Page 206] What percentage of the rated capacity of 4,500 is the cap on the number of maximum-security inmates at the Theo Lacy Facility? The number appears to be only 1,152 inmates or 26%. Is this correct? Will any such cap be allowed or imposed at Musick? If not, why not? A statement is made on the next page that refers to a combination of the caps at both Theo Lacy and Musick which implies such a cap at Musick though there is no specific number suggested for Musick.

64. [Page 207] The DEIR fails to include an explanation of the meaning of the "legal infeasibility" upon which Alternative 7.10 is rejected. The conclusion that this alternative lacks a contribution to reductions

Mr. Paul Lanning

- 12 -

October 3, 1996

in physical environmental impacts is blatantly false. It may be true that it does not contribute to the total desired degree, but to state that it makes no contribution is without basis and, frankly, deceiving.


65. [7.11, Page 207] The DEIR should not only address crime event analysis but also the impacts on the general perception and character of the area due to the releases. The crime event analysis furnished in the DEIR for Musick is inadequate and actutally not applicable because of the differences in inmate classification makeup and the current release procedure which varies significantly from that proposed.

66. [Page 208] If cost for busing the inmates to the Intake and Release Center is so significant and obstacle setting, why propose to build the jail so far from the courthouse since there are probably far more trips associated with court proceedings?

67. [7.12] The deduction that there exists reduced feasibility for the Katellas-Douglass and Gypsum Canyon sites is not factually supported in the DEIR. There is no basis furnished for a reasonable conclusion, only an unsupported assumption. It is also not clear whether these two specific sites are inclusive in those sites now constrained by Federal Endangered Species Act. The assessment provided in the DEIR indicates that the County is simply trying to find what they thought to be the "easiest" solution to the problem rather than the best solution. It appears that any difficulty anticipated in securing another site is considered sufficient reason to label the site "infeasible"!

I appreciated receiving a copy of the DEIR and the opportunity to for input. Please notify me of the public hearings on the matter. Should you have any questions, I may normally be reached during normal work hours on (213) 367-0420.

Sincerely,

  
David Melvold

001331



# North Irvine Villages Association

October 4, 1996

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OCT 7 1996

EMA

Mr. Paul Lanning, Project Manager  
Environmental and Project Planning  
Environmental Management Agency  
300 N. Flower Street, Room 321  
P.O. Box 4048  
Santa Ana, California 92702-4048

RE: DRAFT EIR 564 JAMES A. MUSICK JAIL EXPANSION

Dear Sir: NIVA (North Irvine Villages Association) would like to take this opportunity to thank you for the opportunity to participate in this review. As you may or may not know NIVA represents seventeen (17) homeowners associations in the vicinity of North Irvine.

1 We feel that in calling this an "expansion" you are being misleading. This is much more than an expansion -- it is a conversion from an honor farm to a full on jail or prison. To expand from a population of approximately 1,000 to over 7,000 will change the entire character of this area.

2 If this number of criminals were to be released in the area of Musick, we would surely see an increase in the crime figures for this area.

3 Page 25 -- Table 5 The numbers of existing capacities in comparison to that needed in the near future is a good justification for another jail(s) but not necessarily for any particular location(s) or site(s). It does not follow that the jail must be at the Musick site and for the full shortfall through the year 2006.

4 Page 26 -- Table 6 This table gives only the data for arrests from the south County cities. We would need comparable data on all cities within the County to determine which cities contribute the most, and using that as a factor in site locating, which city or cities ought to be the home for the new jails or prisons. Lake Forest and Irvine contributed only 3% of the bookings in 1995, therefore, it would not be appropriate to locate the jail in their communities. The data does not justify consideration of an all-classification jail facility in southern Orange County. Why place 80% of the high-security jail capacity in the portion of the County that contributes less than 25%? The statement that "there is demand for jail facilities in the south county area as a result of its own crime..." is degrading and without merit. The critical component is from whence the criminals are based, not the which neighborhood might be victimized. Irvine is listed as the "safest city of greater than 100,000 in the USA". Why therefore do we need to have a jail of this magnitude located in our city?

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5

Page 39 states that inmates authorized for release will be processed and released directly from the Musick complex. Transportation by friends and family will be encouraged but not required. This procedure is not in keeping with even the current practice for Musick Honor Farm. Inmates that do not have transportation are bused to Santa Ana for release. The DIER should explain why the continuation of the current procedure will not be continued -- especially in view of the change of inmate classification. An added burden will be placed upon the surrounding businesses as well.

6

Page 40 How will agricultural activities continue uninterrupted during the construction since the majority of the 22 acres will not be available until the existing jail facilities are torn down?

7

Page 43 states that the actual visiting schedule will be established after operation begins. And yet earlier the actual number of visitors to the complex is listed. Which is the true statement?

8

Page 45-46 Exhibits 8a and 8b list only new staffing. What is the total staffing? We assume that existing staffing will be retained.

9

Under transportation, the number of buses per day expected to provide inmate transportation to the courthouse goes from 8 to 16 with just the first two complexes. What is the total number of expected trips when the entire facility is in service? These buses should travel via either Alton or Bake Parkways to reach I-5 and should not travel through the residential communities of Irvine and Tustin.

10

How does the sold Certification of Participation in the County's financial recovery program furnish funds for the jail? Our understanding was that the proceeds from the sale of the bonds was to provide money to pay off the outstanding County debts and not to finance future capital improvements.

11

Page 53 It is not clear what is meant by the statement that "this EIR will not engage in repetitive discussions of issues resolved in previous EIR's". EIR's are required on specific projects and issues developed and assessed on a case by case basis. How can a resolution to an issue on another proposal be incorporated as a resolution on this proposal.?

12

Page 54 There is no consideration of toxic compounds such as DDT in the soil. Much of the previous Irvine Ranch lands have DDT in the surface soils requiring treatments prior to any construction.

- 13 Page 67 Why is the vehicle air pollution generation calculated with the vehicles assumed to be traveling at 25 mph while the data in Table 13 indicates that the existing traffic speeds are 45 mph? Is the use of 25 mph for air quality studies a worse case than 45 mph? If not, why isn't a speed of 45 mph used?
- 14 Page 79 One or the other of the setbacks listed for the individual complexes seems to be significantly off. Can you explain?
- 15 Page 85 Did the noise studies include the noise reflecting effects of the proposed 12-foot block wall which would intensify the noise for the neighbors? If not, what increase in noise can be expected? The 45 buildings will themselves reflect noise. Was this taken into consideration?
- 16 Page 88 What effects can be expected on inmates working the farms under the constant noise of jet aircraft flyovers? Should El Toro become an international airport these jet aircraft will be flying 24 hours a day at the rate of one approximately every 57 seconds. Surely these figures will need to be incorporated. What will be the additional construction cost to achieve an indoor 45 db CNEL noise level? Should the measures employed in the construction not result in adequate noise reduction, what will be the anticipated consequences?
- 17 Page 117 The statement is made that "no outdoor living areas are proposed by the Project, so exterior noise level standards are not applicable." How can this be true? Won't inmates be working in the agricultural fields and outdoor recreation area for the Interim Care Facility?
- 18 Page 128 Historical data on the existing minimum-security Musick facility is not really meaningful because the type of inmate will be so significantly different with a maximum-security jail.
- 19 The escape notifying system described is that which is currently employed at Musick. Why does the County believe that this will be sufficient to handle escapes from a maximum-security facility?
- 20 If the release of maximum security inmates does not occur at the Theo Lacy Jail, why does the County propose to do otherwise at Musick? Will releases occur around the clock at Musick?
- 21 Page 133 Most of the data provided under Public Safety is inadequate and inconclusive. At minimum, a mitigation measure should be provided which would continue the current practice regarding the release of prisoners.

22 Page 184 We feel that the survey of the area's reaction to the notification of the possibility of a jail as a measure of the effect on property values is inadequate. Residents, at this point, may still be in denial and not have a full understanding of the details of this proposal.

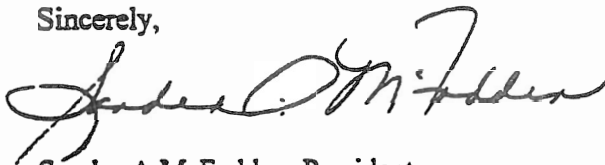
23 Page 204 Why specifically did the LRA reject the request for 250 acres for a jail facility? Was it due to anticipated reduction of the market value of adjacent property or incompatibility with uses in the adjacent area? Did the LRA perceive a jail to have negative impacts on the adjoining property?

24 Page 207 The DIER should not only address crime event analysis, but also the impacts on the general perception and character of the area due to releases. The crime event analysis furnished in the DIER for Musick is inadequate and actually not (in our opinion) applicable because of the difference in inmate classification makeup and the current release procedure which varies significantly from the proposed.

25 Page 208 If the cost for busing the inmates to the Intake and Release Center is so significant and obstacle setting, why propose to build the jail so far from the courthouse. There are probably far more trips associated with court proceedings.

We would like to be kept informed of any further documentation on this matter and/or any public hearings.

Sincerely,



Sandra A McFadden, President  
North Irvine Villages Association

October 4, 1996

Paul Lanning  
County Planner and Project Manager  
300 N. Flower St., Third Floor  
P.O. Box 4048  
Santa Ana, CA 92702-4048

Dear Mr. Lanning,

1

I vehemently oppose expanding the James A. Musick Branch Jail. My family lives in Serrano Park, which is within walking distance of the facility. I walk my dog in the Rancho Serrano Park everyday--by myself. Expanding the jail to a maximum facility will change the dynamics of our comings and goings. When I heard of New Folsom's riot last week (which I realize was isolated to within the facility), I thought of the potential danger of a break at Musick. Even with all of the safeguards instituted at the facility, there is the possibility of human error and chaos.

2

In addition to the obvious reasons for not expanding the facility like community safety, dynamics and potential danger, there is the whole notion of traffic. Have you traveled on Bake Parkway or Irvine Blvd.\Trabuco lately? It is an absolute zoo. The noise level is high and people can barely get where they are going without inconvenience.

3

Our family moved to Lake Forest in 1980. We have always enjoyed the community and neighborhoods. But now, we are filled with anxiousness. The values of the homes here in Serrano Park are a little lower than other tracts. But the real problem is that buyers do not want to buy here if given a choice. Sure the houses are great, but the thought of a maximum security jail across the street from where your kids place soccer is not good.

4

I have been gracious in my writing because I don't believe you are ignorant and naive. Would you want hardened and violent criminals near your home--security or not. I appeal to your sensibility in asking you to consider a vote against the expansion. There are other properties available that make more sense. Expanding Musick will dramatically hurt our community. Give us a break.

Thank you.

*Nanci McMannis*

Nanci McMannis  
20962 Avd. Arnapola  
Lake Forest, CA 92630

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October 4, 1996

Paul Lanning  
County Planner and Project Manager  
300 N. Flower St., Third Floor  
P.O. Box 4048  
Santa Ana, CA 92702-4048

Dear Mr. Lanning,

1 I vehemently oppose expanding the James A. Musick Branch Jail. My family lives in Serrano Park, which is within walking distance of the facility. I walk my dog in the Rancho Serrano Park everyday--by myself. Expanding the jail to a maximum facility will change the dynamics of our comings and goings. When I heard of New Folsom's riot last week (which I realize was isolated to within the facility), I thought of the potential danger of a break at Musick. Even with all of the safeguards instituted at the facility, there is the possibility of human error and chaos.

2 In addition to the obvious reasons for not expanding the facility like community safety, dynamics and potential danger, there is the whole notion of traffic. Have you traveled on Bake Parkway or Irvine Blvd./Trabuco lately? It is an absolute zoo. The noise level is high and people can barely get where they are going without inconvenience.

3 Our family moved to Lake Forest in 1980. We have always enjoyed the community and neighborhoods. But now, we are filled with anxiousness. The values of the homes here in Serrano Park are a little lower than other tracts. But the real problem is that buyers do not want to buy here if given a choice. Sure the houses are great, but the thought of a maximum security jail across the street from where your kids place soccer is not good.

4 I have been gracious in my writing because I don't believe you are ignorant and naïve. Would you want hardened and violent criminals near your home--security or not. I appeal to your sensibility in asking you to consider a vote against the expansion. There are other properties available that make more sense. Expanding Musick will dramatically hurt our community. Give us a break.

Thank you.

*Nanci McMannis*

Nanci McMannis  
20962 Avd. Amapola  
Lake Forest, CA 92630

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October 5, 1996

via fax

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OCT 07 1996

Mr. Paul Lanning, Project Manager  
Environmental & Project Planning  
300 N. Flower St, Room #321  
Santa Ana, CA 92702

Environmental & Project Planning

re: Draft EIR #564, James A. Musick Jail Expansion

Mr. Lanning:

I submit the following comments on the draft EIR #564. I strongly believe that this is the wrong site for a jail expansion, that the citizens have not had adequate time to evaluate the draft EIR, that the conclusions reached in the EIR are incorrect, that the EIR is inadequate, and the EIR should be rejected and the project should be denied. Specific comments on the EIR are as follows.

1 Pg 65, Para 3, Short Term Construction Impact. The EIR states that the particulate emissions are greater than the SCAQMD CEQA Handbook threshold of 150 pounds. The mitigation measures show no evidence (calculations) that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credits should be required. The project will be significant and should be denied.

2 Pg 68, Para 1, Long Term Regional Air Quality. The EIR states that the project emissions exceed the SCAQMD threshold of significance for NO<sub>x</sub>. The mitigation measures show no qualitative or quantitative evidence that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credits should be required. As noted in Table 11, the project will generate more than 600 lbs/day of pollutants. Any increase in emissions in a county that is nonattainment for all major pollutant is significant. To simply say this is a small percentage of the total county emissions is meaningless and does not delude the impacts. The project will be significant and should be denied.

3 Section 5.4 considers cross sectional view mostly from nearby Bake and Pacific Ocean Drive. The EIR does not address potential views from prime industrial property to the N and NE, or the residential properties to the NE, and E further away and up on the hills. These areas (minimum 1 mile radius) must be analyzed. The 12 ft block wall only detracts from the nearby view and does not mitigate the inside fences or the buildings. Section 5.4.4. is in error in concluding that no significant effect remain. The project will be significant and should be denied.

4 Section 5.5 (Noise). The future ADT with project (Table 15) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the small increases and especially the decreases shown in Table 15. If future area ADT decreases, the EIR must clearly show that and not mask the project impacts with other cumulative effect. The change in noise must be shown. It is impossible to add any trips without increasing the noise levels. Section 5.5.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

5 Section 5.7. Light, Glare etc. The EIR does not specify the type and more importantly the amount of lighting that will be added. As noted on pg 67, para 1, the project will add 58,584 KWH per day and some of this increase will be lighting. Because this area is less populated than many urban area, it is much more susceptible to increased glare. You cannot logically increase the size of the jail without increasing the lighting. Section 5.7.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

6 Section 5.9. Public Safety. Para 2, pg 126 of the EIR states that even if "an increase in crime rate in an area would occur, that vandalism might occur, or that recidivism of inmates might produce more crime, in the

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overall decision-making process, these are not significant effects under CEQA unless it could also be shown that these effects produce physical changes.' I would not live there, neither would my neighbors, neither would my neighbor's neighbor. An exodus by nearby residence would reduce the property values and the area would degenerate, and that would directly cause a physical change to the environment. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

7

Section 5.10 (Transportation). The future ADT with project (Exhibit 34) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the nearly no increases shown in Exhibit 33 and 34 (Trabuco N of Bake changes from 42 to 44?). The future ADT does increase because of the project, and the EIR must clearly show that and not mask the project impacts with other cumulative effect or however it was done. The increase in traffic from the project must be shown. It is impossible to increase the size of the jail site without increasing the traffic levels in the surrounding area. The project impact are not clearly shown. Section 5.10.5. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

8

5.12 Socioeconomic Effects. The chain of events leading to a physical change is simple to see. If the jail expansion were approved, the resale value of the local homes would drastically reduce. This would change the type of residents and the type of activities throughout the area (land use, traffic pattern, commuting habits, average age of car). A change in the type of residence will directly impact the physical environment by their activities. I personally know more than 50 families in this neighborhood that would not have moved here had they been informed of the jail expansion (I was not even informed of the existence of the current jail). It is very easy to look for housing on the other side of town, in the next city. Property values would go down, no one can argue that realistically. If the EIR analysis did not detect any past reduction in property values, then the study is in error. A longer period of analysis is need, a door to door survey must be conducted to conclude anything. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Sincerely,

*Paul R. Hurt*

Dr. Paul R. Hurt  
21412 Calle Sendero  
Lake Forest, CA 92630

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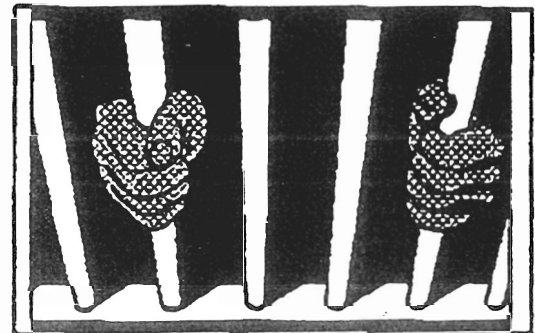
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OCT 07 1996

Environmental & Project Planning

October 5, 1996

Paul Lanning  
Environmental & Project Planning Div.  
300 N. Flower Street  
Room #321, P.O. Box 4048  
Santa Ana, Ca 92702



Dear Mr. Lanning:

The letters from Marcel J. Fernandez and Jim Richert dated September 28, and October 4, 1996 can be considered the collective response from J.A.M. (Jail Alternatives to Musick) to Draft Environmental Impact Report #564.

Many Thanks,

*Marcel J. Fernandez*

Marcel J. Fernandez  
Chairman J.A.M.

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OCT 07 1996

Environmental &amp; Project Planning

October 6, 1996.

County of Orange  
Environmental Management Agency  
Environmental and Project Planning Division  
P.O.Box 4048  
Santa Ana, Ca. 92702-4048  
Attention: Mr Paul Lanning

Subject; Environmental Impact Report - James Musick  
Maximum Security Jail

Dear Mr. Lanning;

I am a resident of the City of Lake Forest and am availing myself of the opportunity to respond to EIR No. 564.

1 First, I am greatly dissappointed in the lack of relevant detail in the document. It seems apparent that haste was the driving force in preparation of the document, not careful consideration and documentation of the impacts and necessary mediation caused by this 'expanded' facility.

This document is seriously flawed due to the following:

- 2 1. Inaccurate ADT figures - these MUST be revised to reflect actual trips with counts taken over at least a two week period.
- 3 2. Realistic expectations of ADT's on the Lake Forest streets of Trabuco Road, Jeronimo Road, Muirlands Blvd, Bake Parkway and Serrano Road need to be included in the study.
- 4 3. The EIR must calculate ADT's in light of the County's projected expectation of the construction of an airport on MCAS-ET.
- 5 4. The ETR does not adequately discuss the light spillage from the proposed facility, nor does it discuss the 'halo' effect of the proposed lighting upon the existing residences within 700 feet of the wall of the facility.
- 6 5. Cost projections do not address the possible need to clean undissolved solids and nitrates from the shallow and deep aquafer caused by the many years of farming on the proposed project site.
- 7 6. There is inadequate investigation of the extent of the impact of undissolved solids and nitrates that may exist in the sub-surface aquafer, and no detail as to cost projections as to the contribution of this project to the desalter project to mediate the pollution clean-up.
- 8 7. There is no specific detail as to the impact airport take-offs and landings, and the attendant noise

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would have on the 'civil rights' of the inmates.

8. In the financial projections there is not sufficient data to assure the local contract cities that use the Orange County Sheriff's Department that unacceptable costs will be passed on to cover costs.

9. All infrastructure impact costs are to be borne by the project.

10. The general assertion is made that public safety is not a concern. The impact upon the safety of the residents of Lake Forest is not adequately addressed. What warning system will be used to notice residents, schools and business that an escape has occurred?

One of the major deficits of this EIR is that it assumes that this is merely an 'expansion' of an existing facility and not a new, different project. I cannot believe that this EIR will pass legal challenge when the existing facility consists of single story structures, tents and farm out-buildings, while the proposed project consists of a massive building complex. I challenge you and the County Planning Commission and Supervisors to justify this sham as a mere 'expansion' and not a new project subject to all the requirements of CEQA.

I have always had respect for the professionalism of the Orange County Planning staff. This piece of pre-determined Swiss cheese is an embarrassment to the reputation of the staff and a fraud on the citizens of the County.

Sincerely,

*Marcia Rudolph*

Marcia Rudolph  
24922 Muirlands  
Space #139

Lake Forest, Ca. 92630

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OCTOBER 06, 1996

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OCT 07 1996

MR. PAUL LANNING  
COUNTY PLANNER/PROJECT MGR  
300 N. FLOWER STREET  
3RD FLOOR, PO BOX 4048  
SANTA ANA, CA 92702

Environmental &amp; Project Planning

DEAR MR. LANNING,

MY FAMILY AND I HAVE LIVED IN LAKE FOREST ON CALLE CELESTE IN SERRANO PARK FOR NINE (9) YEARS NOW. WE'D MOVED FROM SANTA ANA AFTER TWELVE (12) YEARS. WE LITERALLY "SAW THE WRITING ON THE WALL." IT WAS A BIT OF A RISK, BUT WE DECIDED TO GO FOR IT. I HAD TO COMMUTE 1 1/2 HOURS TO WORK IN COSTA MESA - YES, THE TRAFFIC WAS THAT BAD, IT'D TAKE ME 2 HOURS TO GET HOME ON FRIDAY NIGHT.

BEFORE BUYING THIS HOME, I CALLED THE PLANNING OFFICE AND QUESTIONED WHAT WOULD GO INTO THE FIELDS NEXT TO US - NOW IRVINE SPECTRUM AND PACIFIC COMMERCE CENTER. I WAS TOLD R&D AND ONE STORY OFFICE BUILDINGS. SO, WE THOUGHT ABOUT IT. I ASKED WHAT WAS MUSICK? "JUST BAD CHECK WRITERS, ETC", I WAS TOLD. "NOTHING TO WORRY ABOUT", I WAS TOLD. WE THOUGHT ABOUT IT. WE TOOK SOME TIME AND SAT IN THE HOUSE AND LISTENED TO THE JETS FROM EL TORO. OK, THEY WERE LOUD. YES, THEY "WENT OFF" IN FOURS. BUT, THEY WERE QUICK. THE LOUDNESS LASTED ONLY A MINUTE, AND THEY WERE GONE. THE "NOTICE" ABOUT THE QUESTIONABLE ELEMENTS WITH REGARD TO PURCHASING THE HOME INCLUDED THE PROXIMITY TO THE BASE, MUSICK HONOR FARM AND A BROKEN SCREEN DOOR. THE CO&R'S CONVINCED US THE NEIGHBORHOOD WOULD BE KEPT UP BY CARING NEIGHBORS. WE DECIDED WE COULD LIVE WITH THE MARINE BASE, AND I'D ALREADY BEEN TOLD BY YOUR OFFICE THAT MUSICK WAS NOTHING TO FRET ABOUT. WE BOUGHT OUR HOME. NOT A HOUSE, NOT JUST A PIECE OF PROPERTY, BUT A HOME.

AS IT TURNED OUT, ONCE IN AWHILE, SOMEONE WOULD ESCAPE FROM MUSICK AND THE HELICOPTER WOULD SHINE ITS LIGHTS INTO OUR NEIGHBORHOOD AND OVER OUR HOME. BUT, I REMEMBERED, IT WAS NOTHING TO WORRY ABOUT. JUST A BAD CHECK WRITER. NOW, YOU WANT TO EXPAND MUSICK INTO A MAJOR PRISON, AND IF THAT'S THE CASE, YOUR EIR REPORT IS FUNDAMENTALLY FLAWED.

YOU WERE AT THE MEETING AT EL TORO HIGH. YOU KNOW THAT BRINGING A PRISON INTO A FAMILY NEIGHBORHOOD (WITHIN 700 FEET FROM MY HOME) IS WRONG. THE MENTAL WELL-BEING OF THE RESIDENTS CLOSE TO IT AND THOSE WHO WORK IN THE BUSINESS COMMUNITY NEXT TO IT WILL BE GREATLY AFFECTED IN A NEGATIVE WAY. WHAT BUSINESS WILL HAVE ITS CUSTOMERS COME TO ITS OFFICE WHEN MURDERERS ARE BEING RELEASED INTO ITS NEIGHBORHOOD? WHAT EMPLOYEE WOULD WANT TO WORK THERE ANYMORE, KNOWING THEY MIGHT HAVE TO DRIVE BY GANG MEMBERS VISITING THEIR FRIENDS? WHAT DRIVE-BY SHOOTINGS WILL TAKE PLACE

001343



# One inmate killed, 13 hurt in racial clash at 'New Folsom'

PRISON:

Black and

Hispanic

gangs

fight in an

exercise

yard for at

least 30

inmates

The Associated Press

REPRESSA — One inmate was killed and 13 others were injured in a battle between black and Hispanic prison gangs in an exercise yard at California State Prison-Sacramento.

Four guards were slightly injured trying to stop the violence, which began about 9 a.m. Friday at the prison, more commonly known as "New Folsom," spokeswoman Linda Howell

At least 100 inmates were in an exercise yard of the prison housing unit B when a fight broke out between about 100 black and Hispanic inmates, Howell said.

Some of the inmates apparently were armed with handknives, said prison officials.

At least 15 shots were fired by guards as they tried to stop the fighting, which lasted at least 30 minutes, said Howell.

The dead prisoner was identified

as Victor Hugo Flores, 22, who was sentenced to 18 years by a Los Angeles County court in 1994 for voluntary manslaughter and attempted second-degree murder.

Flores suffered at least one gunshot wound, but the wound was in the buttocks and the cause of death was not immediately clear, said Corrections Department spokeswoman Kati Corneal.

When the fight broke out, guards ordered the inmates to lie flat on the ground. Officers entering the yard then fired rubber projectiles at inmates who continued to battle. Guards in towers then fired warning shots with live ammunition before actually opening fire on the inmates who were still fighting.

Prison rules call for guards to fire on inmates only after all other efforts to stop a riot have failed.

The Chiden who pirtice occur in the park across the street from Musick should not have to be exposed to something like this happening at Musick should it be expanded.

Please include these comments in the EIR report to the D.C. Supervisor.

Thank you.

001345

3



**MARIAN BERGESON**  
SUPERVISOR, 5TH DISTRICT

ROBERT E. THOMAS HALL OF ADMINISTRATION  
10 CIVIC CENTER PLAZA  
SANTA ANA, CALIFORNIA 92701-4001

714/834-3850 (PHONE) • 714/834-3870 (FAX)

October 7, 1996

Mr. Paul Lanning  
Project Manager  
Environmental and Project Planning Division  
Post Office Box 4048  
Santa Ana, California 92702-4048

Dear Mr. Lanning:

The following represent my comments and questions on the Draft Environmental Impact Report (EIR #364) entitled, "James A. Musick Jail Expansion and Operation, Relocation of Interim Care Facility, Southeast Sheriff's Station" and circulated beginning on August 22, 1996.

Before presenting these comments, I wanted to offer my thanks to EMA/Planning staff and to Culbertson, Adams, and Associates for ensuring that the Draft EIR was written and formatted in a "user-friendly" manner (in comparison with other EIRs that I've read).

My comments and questions are as follows:

1 • **ALLEGED PRECLUSION OF THE MUSICK SITE FROM SALE.** While I may have an incorrect understanding of this issue, I have been led to believe that the documents associated with the issuance of the Recovery Certificates of Participation (COPs) allow the Board of Supervisors to, at any time, substitute County-owned properties for any of the secured properties involved in the COPs. Please clarify then, the statement on page 5 (first paragraph) that claims, "the Musick site cannot be sold to acquire another (jail) site."

2 • **REMANDEES AND INCARCERATED UNDOCUMENTED ALIENS.** The Statement of Need detailed on pages 21 through 28 discusses two items that deserve clarification -- "remands" of inmates booked by cities and incarcerated undocumented aliens. If remands are 16% of total bookings (page 23), what is the total cost of holding these remandees until trial versus the amount of revenue collected through booking fees? In other words, would it be more cost-effective for the County to suspend all booking fees, thus allowing the Sheriff to cite and release these misdemeanants that would otherwise be incarcerated remandees? Secondly, does federal immigration law authorize any form of incarceration alternatives (community work programs or electronic confinement) for persons awaiting deportation?

3 • **IS MUSICK "APPROPRIATELY SITUATED?"** The Draft EIR (on page 27) explains that "the Musick Jail expansion is situated appropriately for serving the population of inmates from which the public desires protection." Table Six on pages 26 and 27 explain that South Orange County provides about 24% of the county's total bookings. But the EIR proposes that Musick hold 7,584 of the county's 10,911 jail beds by 2006. If my math is correct, that means that a region with 24% of the total bookings would be responsible for housing 70% of the county's inmates. Please help me understand how this means that the Musick Jail expansion is "situated appropriately."

001346

Comments on Draft EIR #564 (Musick Jail)  
 Supervisor Marian Bergeson -- October 7, 1996  
 Page 2

4

• "INFREQUENT" WALKAWAYS FROM THE ICF. Please quantify the number of mentally disturbed adolescents who "walked away" from the Interim Care Facility in Orange (described as "infrequent" on page 37).

5

• SOURCES OF ADDITIONAL FUNDING. The Draft EIR states that "additional funding (for the Musick Jail expansion and operation) exists or will exist from Proposition 172 and the 1% 'COPS' program" (page 50). Later on the same page the Draft EIR explains that "insofar as operational funding is concerned, the COPS program is expected to supplement the County's operational costs." It remains my understanding that the COPS program -- as adopted by the Legislature and signed by the Governor -- is an infusion of one-time only funds for one year only. Under what official assurance does the Draft EIR assume that the COPS program will continue beyond the 96-97 allocation?

6

• COST OF CORRECTIONAL MEDICAL SERVICES (CMS). In Exhibits 8a and 8b, the Draft EIR proposes to increase the staffing for CMS (administered through the Health Care Agency) by up to 295 personnel (assuming that I've read the exhibits correctly) for Complexes I, II, and III. What is the proposed cost of these new personnel and what revenue stream does the Draft EIR propose to use to fund such new personnel?

7

• THE PROPOSED EXPANSION AND PROPERTY VALUES. As noted on page 185 of the Draft EIR and on page 4 of Technical Appendix L (the "Tarantello" report), "the study concludes, on the basis of the data collected, that the announcement of the expansion and increased classification of the Musick Jail has not significantly affected property values in the surrounding area." This study, as it admits, looked only at the announcement of the proposed jail expansion and that announcement's effect on property values.

In my lay person's analysis, the study of the effects of an announcement would seem to be of less value than a more thorough study of the actual effects on property values of jails in close proximity to residential areas. Surely there are other areas within California that have faced jail expansion -- if so, please include these types of reviews in the Final EIR. Further, I am unclear as to how the Musick announcement would have been transmitted to a homebuyer -- is the assumption that prospective buyers would have read about the announcement in a local paper? What percent of the population reads a daily newspaper? Are Realtors required to notify potential buyers as to the proposed expansion in any sort of verbal or written disclosure?

8

On pages 28-30 of the Tarantello report, responses from seven industrial property brokers are summarized. Three of the seven either were unaware of the proposed expansion themselves or had tenants who were unaware of the proposed expansion. Does this lack of awareness of the announcement skew the report? Another "believed that prospective buyers were hesitant" to make offers. Still another had a tenant that "rejected" office space when they heard about the proposed expansion. Surprisingly, the Tarantello report does not detail any similar contacts or conversation with residential brokers. Why not?

9

Finally, I am troubled that the same firm (Tarantello and Associates) that prepared the property value report for the proposed Musick expansion also prepared the report for the Theo Lacy expansion. Any inherent problems in the methodology of the first report (such as the current report's reliance on pre- and post-announcement data and the apparent lack of residential-broker contact) would continue in the second. Is there a concurrence from experts in property valuation that this type of study is applicable to the property values of residences near a county jail or state prison facility? It appears that more work needs to be done prior in the Final EIR on the jail's effect on property values.

00134'

Comments on Draft EIR #564 (Musick Jail)  
 Supervisor Marian Bergeson - October 7, 1996  
 Page 3

10 • **PROJECT ALTERNATIVES - PRIVATIZATION (7.5).** The Draft EIR dismisses privatization by citing a riot in New Jersey, a fire in San Diego, and an escape of two sex offenders in Texas (page 200). Given the same time frame (1995 and 1996), please also cite: (1) the number of riots, fires, or escapes in public sector jails or prisons; and (2) the ratio of escapes to total inmates for both public sector jails and prisons and for private sector jails and prisons. Further, the Draft EIR cites Government Code section 26605 as the reason why "(privatization) is currently not permitted by law." The text of Government Code section 26605 reads:

"26605. Notwithstanding any other provision of law, except in counties in which the Sheriff, as of July 1, 1993, is not in charge of and the sole and exclusive authority to keep the county jail and the prisoners in it, the sheriff shall take charge of and be the sole and exclusive authority to keep the county jail and the prisoners in it, except for work furlough facilities where by county ordinance the work furlough administrator is someone other than the sheriff."

While I am not an attorney, I do not interpret §26605 to prohibit the county sheriff from contracting out the actual operations of a jail (while still "keeping" and maintaining "sole and exclusive authority" of the jail) given his or her willingness to do so. A full legal analysis of the true and the alleged barriers to privatization (updated from the last analysis completed by County Counsel in the early 1990s) would improve the integrity of this section of the Draft EIR. I suggest that one be done, especially as it relates to the above-cited code section, prior to approval of the Final EIR.

11 • **PROJECT ALTERNATIVES - REDUCTION IN SIZE OF EXPANSION (7.6).** If the all associated with the extension of Alton Parkway is the only significant limitation that makes this alternative unfeasible, the Draft EIR appears to assume that the Board will be unwilling to appropriate resources to complete the extension. Please substantiate this assumption in the Final EIR.

12 • **PROJECT ALTERNATIVES - GRAND JURY ALTERNATIVE (7.7).** The statement on page 203 (paragraph 3) asserts that the "effects of this alternative would be slightly less than those expressed for Alternative 7.1, and would come close to accommodating the actual jail demand for South County." Please describe further which effects relating to Alternative 7.7 would be less than those associated with the No Project alternative (Alternative 7.1). Relating to the tunnel mentioned in paragraph 5 (page 203), the Final EIR should indicate whether any other County entity (GSA/Engineering or the CEO) concurs with Mr. King's implication that the underground utilities pose an insurmountable (my term, not his) barrier to the tunnel's use.

13 • **PROJECT ALTERNATIVES - INMATE RELEASE IN SANTA ANA (7.11).** The limited crime data cited in the Draft EIR (using studies from the Theo Lacy EIR and the Intake and Release Center in Santa Ana) does not appear to justify the statement that "there would appear to be no concrete benefit to this alternative..." In this lay person's opinion, a more rigorous review of release-related crime throughout the state and nation would be more appropriate prior to any final rejection of this alternative.

14 • **PROJECT ALTERNATIVES - OTHER SITES WITHIN THE COUNTY (7.12).** I have a few questions relating to this section of the Final EIR:

✓ **Use of Collateral.** Judging only from information that the Board of Supervisors has been given relating to the COPs financing, the continued assertion that the County requires the retention of the Musick site for the purposes of collateral associated with the Recovery COPs may be misleading (such a statement is asserted in paragraph 2 of page 209). It remains my understanding that any County facility can be substituted for any facility on the collateral listing - even jail facilities. The Board was assured of this flexibility at the Board meeting at which we approved the issuance of the Recovery COPs. Further, it is also my understanding

001348

Comments on Draft EIR #564 (Musick Jail)  
 Supervisor Marian Bergeson - October 7, 1996

Page 4

14  
 (cont'd)

that the "rental value" of Musick (identified as "\$1 million" per year on page 210, paragraph 3) is somewhat arbitrary (why not \$1.1 million or \$900,000?) and set only for the purposes of the Recovery COPs. Again, please clarify in the Final EIR the Board's ability (or lack thereof) to move facilities on or off the Recovery COP collateral listing.

15

✓ Expansion in Santa Ana. Citing a lack of "time and necessary funding for this alternative" as a reason for its unfeasibility appears unsubstantiated. Indeed, the funding for Musick's expansion is highly speculative prior to the November 1996 election. Please further describe how "time" should be the reason that an urban/industrial site with three existing jails housing maximum-security inmates is discarded for a suburban site with only an "honor farm."

16

I am uncertain, too, as to whether or not the Draft EIR's assertion about inmate housing limitations (pages 210-211) considers the ability of decision-makers to increase the height of the jail facility. Do the inmate-to-acre limitations identified on pages 210 and 211 reflect low, octagonal structures similar to those outlined in the proposed project (Section 4.1.6 of the Draft EIR) or the four 12-story buildings discussed on page 206? It seems to this reader that the Draft EIR does not address the feasibility of constructing high-rise jail facilities at the Main Jail Complex in Santa Ana. Please address this alternative's feasibility in the Final EIR.

17

• ITEM NOT APPARENTLY ADDRESSED IN THE DRAFT EIR. Please answer the following question prior to release of the Final EIR:

Was a Promise Made? Was there a promise, assurance, or other statement of good faith made to residents or city officials in Lake Forest or Irvine by any member of the Board of Supervisors, the Sheriff-Coroner, or any County staff member at any time during the preparation of the Musick facility's prior EIR(s) that indicated that the County would never house maximum- or medium-security inmates at the Musick facility? If so, what overriding concern today suggests that the County should now renege on that promise, assurance, or other statement of good faith?

Please note that I have elected not to comment on traffic and air quality impacts of the proposed project. I urge you to actively consider the comments of the cities of Lake Forest and Irvine in these two subject areas given the expertise of their respective planning staffs and consultants.

Thanks again to Culbertson and Adams and to Planning for the effort that went into this document's presentation. Please direct any questions about the above material to me at 714/834-3550.

Sincerely,

  
 MARIAN BERGESON  
 Supervisor, 5th District

MB:dk

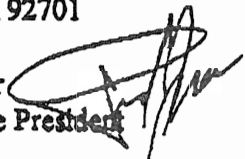
001349



**SOUTH ORANGE COUNTY  
ASSOCIATION OF REALTORS**

4 October 1996

TO: Mr. Paul Lanning  
County of Orange  
Environmental and Project Planning Division  
12 Civic Center Plaza  
Santa Ana, CA 92701

FROM: Fred Jenner   
Senior Vice President

RE: Environmental Impact Report  
Expansion of Musick Correctional Facility

RECEIVED  
OCT 07 1996  
Environmental & Project Planning

Dear Mr. Lanning,

1 This letter specifically requests that Section 5.12, "Socioeconomic Effects," of Subject Matter, and the supporting study by Tarantello & Associates on property values be invalidated. The "post-announcement period" prices cited in the study are closed escrows, mostly negotiated prior to the announcement date, thus having no relevance. No residential REALTORS were interviewed in the study. Comments from several of this Association's members indicate both potential buyers have changed their minds about purchasing homes, and that some REALTORS avoid showing properties, in the Lake Forest area. Recognition that the airport issue also has an effect on the area does not deny that the Subject proposal has no impact.

Attached is a copy of the August 20, 1996, letter sent to all of the Supervisors stating our official position on the proposed expansion of the Musick Correctional Facility. Thank you for considering our reasons to reject this portion of the Environmental Impact Report.



REALTOR®

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NANCY HUNT

VICE-PRESIDENT  
DARLENE HERMAN

SECRETARY/TREASURER  
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OPPORTUNITY

001550



**SOUTH ORANGE COUNTY  
ASSOCIATION OF REALTORS**



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RICK HALLA  
JAN MERKELMATH  
BOB MARGOLIS

EXECUTIVE  
VICE-PRESIDENT  
LIZ MORLEY-SMITH

August 20, 1996

The Honorable Marian Bergeson  
Supervisor, 5th District  
Orange County Board of Supervisors  
10 Civic Center Plaza  
Santa Ana, Ca. 92701

Dear County Supervisor Bergeson:

The Board of Directors of the South Orange County Association of REALTORS seriously considered the proposed expansion of the James A. Musick Correctional Facility, and made the following Resolution:

The South Orange County Association of REALTORS (Association) is opposed to the existence of Major Correctional Facilities in close proximity to homes; and, the Association specifically opposes the proposed expansion of the James A. Musick Correctional Facility; and the Association recommends that the County of Orange Board of Supervisors investigate the relocation of the James A. Musick Correctional Facility.

The more than three thousand members of the Association are dedicated to the preservation of property values and the maintenance of the quality of the community.

Our position on this matter will be communicated to the County of Orange Board of Supervisors, the nine City Councils within our jurisdiction and all REALTOR Associations in Orange County.

Respectfully,



Nancy Hunt  
President



001351

10/4/96

Dear Mr Lanning

We are opposed to  
expensing the Museum's  
garage and converting  
it into a maximum  
security jail.

This action will severely  
impair our quality of life  
and add to the already  
terrible congestion in this area.

We have lived here for twenty  
years and don't want our  
property further devalued.

Mr and Mrs Albaugh  
22781 Arden St 001352  
El Torro, CA 92630

RECEIVED  
11-1-96  
EMA

October 4, 1996

Mr. Paul Lannings  
County of Orange  
Environmental Project planning  
10 North Flower, Room 321  
Santa Ana, CA. 92702

RECEIVED  
OCT 07 1996  
Environmental & Project Planning

Re: Draft Environmental Impact Report, No. 564, James A. Musick Jail  
Expansion and Operation, dated August 22, 1996.

Dear Mr. Lannings:

This letter is to outline some of my comments and questions concerning the  
draft EIR, No. 564, James A. Musick Jail Expansion and Operation, dated August 22,  
1996.

Where possible, my comments or questions refer to pages within the EIR for ease  
reference.

- (1) dEIR, No. 564, Section 1.1, Page 3. The report states that  
the Board of Supervisors rejected the expansion of the  
Musick facility as a short term solution for jail over-crowding  
on January 28, 1992. This decision would appear to also  
include the rejection of the facility as a long term solution as  
the Board ultimately rejected the recommendation that the  
state legislative body offer relief from California  
Environmental Quality Act ("CEQA") for future jail expansion.  
If the Board's thought was consideration as a long-term  
facility, why was it not pursued at that time?
- (2) dEIR, No. 564, Section 1.1, Page 5. The purpose of the  
expansion of the Musick Jail is stated clearly on page 5,  
paragraph 1, *"The Board initiated work on the EIR for  
expansion of the Musick Jail site, the only site owned by the  
County with sufficient area for significant expansion" and*  
*"The County had to focus on the 100-acre Musick site at  
that point, due to the inability to acquire a site quickly".* Are  
the site availability and the desire to "act quickly", sufficient  
reasons for the site selection? Would not a more complete  
review of the alternatives available be preferable to acting  
quickly as stated in the dEIR?

001353

dEIR, No. 564, Comments  
Page 2

- (3) dEIR, No. 564, Page 29 and 32. Page 32, Exhibit 3, is an aerial photo of the immediate vicinity of the proposed expansion site. The aerial photo is not dated, either within the descriptive text on page 29 or on the photo itself. It appears that this is a "historical" photo, used to minimize the amount of current development surrounding the site. Either a recent photo (90 days prior to report date) or a written indication that the photo is not indicative of current and proposed development in the immediate area. The report and photo should have the date of the photos clearly identified.
- (4) dEIR, No. 564, Section 5.5.1 Page 91. This section addresses the noise levels at the proposed site. The dEIR *assumes* the MCAS El Toro will be closed. The CNEL noise contour map from 1981 (15 years old) was used in the analysis. More current noise studies are available and need to be considered. Why is there no noise impact analysis assuming a regional airport at El Toro? An excellent illustration of noise impact and flight patterns was published in the *Los Angeles Time*, September 29, 1996, comparing the current and expected noise levels within the area. It appears dated noise information was used in the analysis.
- (5) dEIR, No. 564, Section 5.5.1 Page 98. On page 98, the discussion of noise impacts skirts the issue that public policy "prohibits new residential development where aircraft noise exceeds 65 dB CNEL." Since, as illustrated on the noise level exhibit, the project lies within the 70 dB CNEL, the dEIR changes the definition of jail inmates from a "residential" development to a work related use such as a hospital, hotel, etc. Shouldn't the inmates incarcerated in jail be considered to reside in that location (they are there 24 hours a day), rather than work at that location? Should not the jail facility logically be categorized as a residential use?

The dEIR indicates that no "outside" activity occurs on the site, therefore the site does not fall under the noise restrictions. This is contradictory with the proposed plan which includes an agricultural area within the jail area. The existing noise levels and possible future noise levels need to be addressed using current data, and as a residential use. Changing the definition of a jail from "residential" to "work environment" to skirt the noise impacts and restrictions needs to be reevaluated in the report.

- (6) dEIR, No. 564, Section 5.12, Page 184. The report includes the statement, "by the California Code of Regulations 15131, 'The immediate economic or social changes need not be analyzed in any detail greater than necessary to trace the changes of cause and effect.'" The dEIR does not meet this state mandated guideline as the report fails to provide sufficient detail to trace cause and effect of the jail expansion.

On page 195 the dEIR contains the statement, "The ultimate purpose of any statistical analysis utilized on the basis of collected data is to draw useful conclusions." I agree, unfortunately, inappropriate use of research methodology and poor data quality lead to unreliable conclusions. I believe that the conclusion that there would be no socioeconomic impacts from the jail expansion, indicated in Section 5:12.2 are incorrect and need to be reevaluated, based on the reasons outlined in the next paragraphs.

- (7) dEIR, No. 564, Appendix, Section L. In an dEIR with widespread impacts all consultant reports should be signed. The principle of Tarantello & Associates, Dr. R. Tarantello, needs to sign the report, accepting legal liability for all opinions, conclusions, errors and omissions contained within his report. As indicated in the dEIR, a "reviewed by" notation by the staff member is not acceptable for a report with extensive legal and economic implications. The consulting firm preparing the dEIR was negligent in relying upon conclusions presented in an unsigned report.
- (8) dEIR, No. 564, Appendix, Section L, Page 4. The purpose of the report appears to be inconsistent with the purpose of the dEIR. The stated purpose of the economic report was to measure changes from the announcement of changes in minimum to maximum security, and not the impacts that expansion of the jail facility and inmate population as is the purpose of the dEIR. Why wasn't the purpose of the economic report to measure the property values from the expansion of the jail, rather than the announcement of the expansion? The purpose of the economic report and purpose of the dEIR appear inconsistent.

dEIR, No. 564, Comments  
Page 4

- (9) dEIR, No. 564, Appendix, Section L, Page 4. The conclusion states, "the announcement regarding the James A. Musick Jail has not significantly impacted property values." The conclusion relates to the announcement, not jail expansion. Since the statistical basis used in reaching this conclusion related to changes of home prices, Why weren't the users (homebuyers or potential homebuyers) surveyed as to the impact of the announcement of the expansion?
- (10) dEIR, No. 564, Appendix, Section L. There appears to be numerous errors in the application of research methodology and base data contained in the economic report. The time frames used in the analysis included pre-announcement 5/1/95 to 4/23/96, and post-announcement 4/24/96 to 6/24/96. The invalid assumption used in selection of the data set was that home sale closings after the date of the announcement, April 23, 1996, was that buyers knew of the announcement and their purchase decision was affected by the announcement. Anyone familiar with residential purchases knows that a home closing on April 25, 1996, was not purchased based on information made available in two local newspapers on April 24, 1996. The homes closing during the "post announcement" period, where most likely already in escrow, based on information and decisions made 60-90 days prior to the announcement. Were any of the home purchasers interviewed to test the soundness of the selection of the data set? Did any homebuyers know of the announcement? Did any homebuyers make a purchase decision based on the announcement? It appears that the initial data set selection was fatally flawed. Unreliable data sets lead to unreliable conclusions.
- (10) dEIR, No. 564, Appendix, Section L. Page 7. The residential data set is defined as "single family detached" residences. Yet in the raw data included in the appendix of the economic report, data points from high density "PUD" (Planned Unit Developments) are utilized in the data set. These high density developments are not comparable with single family detached homes and skew the analysis. In addition a "means value analysis", which is the average of the data points, is used in the analysis. For this type of statistical methodology to be useful the data points need to be somewhat homogeneous. Single family homes are not similar, each with numerous unique characteristics.

A key error in this methodology, which was not considered, is that housing prices vary with the square footage of the home. For example, smaller homes have a higher per square foot price than larger homes. This is caused by declining marginal costs associated with larger homes. Each additional square foot costs less. Therefore, when trying to apply a "means value analysis" to homes with variable values based on size, the data set can be skewed by the number and size of the homes included. In other words, if one set has more small homes the mean price per square foot will be higher than a data set with the same number of larger homes. This is a major problem with the analysis conducted by Tarantello. They could have compared data sets of similar sized homes over time, but to compare dissimilar size homes over time to determine price changes does not work.

A good example is found in the raw data where a sale used "post-announcement" was at 21917 Erie Lane, a 1,569 square foot home purchased for \$384,000 or \$244.74 per square foot. This home is on the Lake with a high price premium. But it is included in the data set post-announcement which skews the average upward. Had this one sale been eliminated as not relevant, the average would be lower and the conclusion of the entire report may be different. I only give this one example, there are numerous errors in the data set which invalidated the methodology and conclusions.

- (11) dEIR, No. 564, Appendix, Section L. Page 14. The errors in the data set selection are evident in the analysis summary. On a table 1, page 16, the variances in the primary area is \$232.63, while the secondary area variance is \$563.95. Was this wide variance considered? Wouldn't such a wide variance in data indicated that the data set was inappropriate or contained errors? In test two, the variances are even larger. It is important to note that the standard deviation for each data set are not included on the summary tables, although they are included in the appendix data. The standard deviation for each of the mean values provided are so large that they render the mean values useless. Why doesn't the report indicate the standard deviation from the mean for each data set on the summary table and discuss the reliability of analysis with such high standard deviations?

It is easy to see how the sample composition and large standard deviation (indication of the unreliability of the analysis) lead to unreliable and unsupported conclusions.

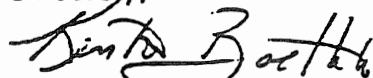
- (12) dEIR, No. 564, Appendix, Section L. The same types of methodology errors occur in the industrial analysis. The rental rates of industrial buildings vary by size, so a data set with smaller buildings compared to a set data with larger buildings will have skewed results.
- (13) dEIR, No. 564, Appendix, Section L, Page 28. Broker comments contained in this section provide some insight as to the impacts of the jail expansion. Most brokers comments indicate that the potential users of the buildings were not aware of the jail expansion. Therefore, if they didn't know about the announcement or expansion how can useful conclusions be drawn from the rental rate data? The key to determining the impacts are contained in the comments of the last broker interviewed. The potential tenant did not relocate near the jail site due to concerns about the jail expansion.

The key in determining cause and effect is to ask the potential and existing industrial users and the potential and recent homebuyers.

- (14) I believe that a careful examination of the data contained in the analysis, the methodology and how it was applied, the analysis and conclusions, will show the economic report to be misleading and unreliable in determining the cause and effect of the jail expansion. An economic report using methodology which is appropriate for this type of analysis should be conducted by a firm with research experience, to determine the impact of the jail expansion on the homes and business located nearby.

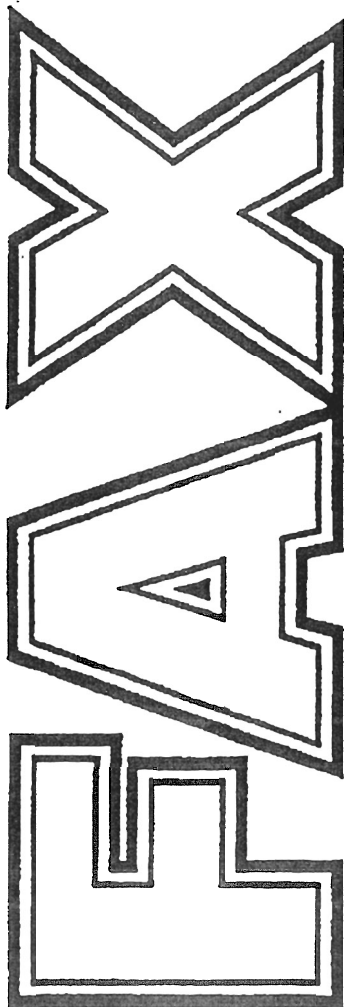
Thank you for the opportunity to address submit of my comments and questions concerning the dEIR.

Sincerely,



Kenton Boettcher  
Lake Forest, CA.

001358



**Dr. Acton's  
Home / Office**

FAX: 458-0357 (714)  
PHONE: 458-0458 (714)

# T R A N S M I T T A L

To: Mr. Paul Lanning  
County Planner / Project Manager

Date: 10-6-96

Pages: 1 / 1

**RECEIVED**  
**OCT 07 1996**  
Environmental & Project Planning

**Regarding: Musick Jail**

I have lived in Lake Forest for 8 years. My wife and I are VERY opposed to the idea of expanding the minimum security Musick jail into a maximum security facility.

We have had the unfortunate opportunity to experience the environment that a maximum security jail creates. We are not concerned about escapees and feel that is not an issue. However, the sleazy, low priced motels and bail bond offices that develop around jails will not perpetuate a quite, family oriented neighborhood. The people that repeatedly visit prisoners can also help to create a lower class community environment.

Prisons are important but they need to be constructed outside of the community. I am in favor of any bond or tax issue that encourages this, since releasing criminals due to overcrowding is a crime itself.

**PLEASE DO NOT MAKE MUSICK A MAXIMUM  
SECURITY JAIL.**

Charles Acton, D.V.M.  
21561 Camino Papal  
Lake Forest, CA 92630

001359

(714) 837-5700 BUSINESS  
(714) 586-5454 RESIDENCE

**COLDWELL  
BANKER**



SUSAN H. MILLER  
PRESIDENT & CUS

COLDWELL BANKER  
RESIDENTIAL REAL ESTATE  
ON LAKE MISSION VIEJO  
27742 VISTA DEL LAGO #1  
MISSION VIEJO, CA 92692

October 6, 1996

RECEIVED  
OCT 07 1996  
Environmental & Project Planning

Paul Lanning  
Environmental and Project Planning Division  
County of Orange  
300 N. Flower Street  
Santa Ana, CA 92702-4048

Sent Via FACSIMILE: 834-6132

Dear Mr. Lanning:

I am writing to you in response to Environmental Impact Report No. 564 - the James A. Musick Jail Expansion and Operation; Relocation of Interim Care Facility; and Southeast Sheriff's Station.

I am writing to you not only as a realtor with Coldwell Banker but also as president of the Serrano Park Community Association, the nearest residential community to the Musick site.

1 In the report under Item 1.9 and Item 11 various agencies and persons who were contacted were listed; however, no representative from the real estate community and no one from our association was ever contacted regarding this EIR.

2 Marcel Fernandez, Regency Real Estate, and I both live and work the area known as Serrano Park. The socioeconomic effects of such a jail expansion on home values were not even considered.

3 I can tell you that I had written an offer for a buyer on a property on Paseo Pino, which is probably the closest cul-de-sac to the jail. Once she found out about the jail expansion possibility and the related facilities she decided to withdraw her offer, and has since purchased a home in nearby Mission Viejo.

I am not an expert in reviewing EIRs but I can tell you that some long term consideration should have been given on how this expansion will effect the surrounding residences and their resale value.

4 As association president of the board we did have one of our residents who is an environmental engineer review the EIR. His three pages of comments are also being sent and should be considered part of this letter. We ask for further study of this expansion and its horrendous impacts on the surrounding neighborhoods. Barring this, we would ask that the project be denied.

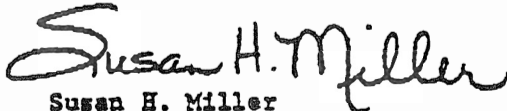
001360

EIR Comments - Susan Miller  
Page Two

If you should have any questions regarding any of the enclosed comments,  
please do not hesitate to contact me.

Thank you for your review of our comments. We hope that reason prevails  
and the county will look to alternate sites for this project.

Sincerely,



Susan H. Miller  
Senior Sales Associate  
Coldwell Banker

AND

President, Board of Directors  
Serrano Park Community Association

Susan Miller  
Coldwell Banker  
27742 Vista Del Lago #1  
Mission Viejo, CA 92692

AND

Susan Miller, President  
Serrano Park Community Association  
c/o Cardinal Property Management  
Telephone: 779-1300  
Account Representative: Annette U'Ren

My Telephone Numbers:  
837-5700 x362 Office  
586-5454 Residence Office

Enclosures: Three Pages of Specific Comments

001361

Three Pages of Specific Comments Regarding EIR No. 564

EIR Comments - Susan Miller  
Page Three

1 Pg 65, Para 3 (this means third paragraph), Short Term Construction Impact. The EIR states that the particulate emissions are greater than the SCAQMD CEQA Handbook threshold of 150 pounds. The mitigation measures show no evidence (calculations) that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credit should be required. The project will be significant and should be denied.

2 Pg 68, Para 1, Long Term Regional Air Quality. The EIR states that the project emissions exceed the SCAQMD threshold of significance for NO<sub>x</sub>. The mitigation measures show no qualitative or quantitative evidence that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credit should be required. As noted in Table 11, the project will generate more than 600 lbs/day of pollutants. Any increase in emissions in a county that is nonattainment for all major pollutant is significant. To simply say this is a small percentage of the total county emissions is meaningless and does not delude the impacts. The project will be significant and should be denied.

3 Section 5.4 considers cross sectional view mostly from nearby Bake and Pacific Ocean Drive. The EIR does not address potential views from prime industrial property to the W and NE, or the residential properties to the NE, and E further away and up on the hills. These area (minimum 1 mile radius) must be analyzed. The 12 ft block wall only detracts from the nearby view and does

001362

Miller - Page Four

3  
(cont'd)

not mitigate the inside fences or the buildings. Section 5.4.4. is in error in concluding that no significant effect remain. The project will be significant and should be denied.

4

Section 5.5 (Noise). The future ADT with project (Table 15) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the increases (decreases) shown in Table 15. If future area ADT decrease, the EIR must clearly show that and not mask the project impacts with other cumulative effect. The change in noise must be shown. It is impossible to add any trips without increasing the noise levels. Section 5.5.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

5

Section 5.7. Light, Glare etc. The EIR does not specify the type and more importantly the amount of lighting that will be added. As noted on pg 67, par 1, the project will add 58,584 KWH per day and some of this increase will be lighting. Because this area is less populated than many urban area, it is much more susceptible to increased glare. You cannot logically increase the size of the jail without increasing the lighting. Section 5.7.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

6

Section 5.9. Public Safety. Para 2, pg 126 of the EIR states that even if "an increase in crime rate in an area would occur, that vandalism might occur, or that recidivism of inmates might produce more crime, in the overall decision-making process, these are not significant effects under CEQA unless it could also be shown that these effects produce physical changes. I would not live there, neither would my neighbors, neither would my neighbor's neighbor. An exodus by nearby residence would reduce the property values and the area would degenerate, and that would directly cause a physical change to the environment. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

001363

7

Section 5.10 (Transportation). The future ADT with project (Exhibit 34) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the nearly no increases shown in Exhibit 33 and 34 (Trabuco N of Bake changes from 42 to 44?). The future ADT does increase because of the project, and the EIR must clearly show that and not mask the project impacts with other cumulative effect or however it was done. The increase in traffic from the project must be shown. It is impossible to increase the size of the jail site without increasing the traffic levels in the surrounding area. The project impact are not clearly shown. Section 5.10.5. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

8

5.12 Socioeconomic Effects. The chain of events leading to a physical change is simple to see. If the jail expansion were approved, the resale value of the local homes would drastically reduce. This would change the type of residents and the type of activities throughout the area (land use, traffic pattern, commuting habits, average age of car). It is clear that the type of residence directly impact the physical environment by their activities. I personally know of more than 50 families in this neighborhood that would not have moved had they been informed of the jail expansion (I was not even informed of the existence of the current jail). It is very easy to look on the other side of town, in the next city when looking for a home. Property values would go down, no one can argue that realistically. If the EIR analysis did not detect it, the study is in error. A longer period of analysis is need, a door to door survey must be conducted to conclude anything. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

October 1, 1996

RECEIVED

OCT 07 1996

Environmental & Project Planning

Paul Lamning  
Orange County Planning Department  
10 Civic Center Plaza  
Santa Ana, CA 92701

Dear Mr. Lamning:

We are writing to voice our formal opposition to the expansion of the Musick Minimum Security Facility into a Maximum Security Jail.

We feel there is no justification in building a maximum security prison so close to a residential neighborhood. We live in this neighborhood and commute as far as Los Angeles and San Diego because we enjoy the quality of life, the strong sense of community, and the family oriented atmosphere of the area. Housing murderers, sex offenders, and armed robbers within 500 yards of local families is an outrage. You will destroy this neighborhood and create another blighted area if you approve this proposal.

Perhaps you feel we are overreacting. We don't think so. We have friends and family that work as police officers, social workers, defense and prosecuting attorneys, as well as judges throughout the County and all would fight a prison being built in their neighborhoods. Who better to know the implications of a jail down the street from your home than people who work with convicted felons daily?

Doesn't it frighten you when you hear about violence at maximum security facilities? It frightens us. Just last week people were injured and killed during a confrontation between gangs at a maximum security jail in Sacramento. If the proponents for such a jail insist that it is safe...let them build it in their own neighborhood!

For whatever reason, people do not want to live next to a jail...period. According to the Los Angeles Times, local housing prices have drop 8% in the last couple of months due directly to the maximum security facility proposal. Ask the local Realtors what are buyers reactions about a possible jail being built in the area!

Finally, by your actions, its clear that you have very little respect for the average voter. By scheduling the vote on this proposal on the day of the November elections, you really don't care what the local community thinks. We feel we deserve, at the very least, to know where our local candidates stand on this crucial issue before we vote. The date of this vote needs to be changed until after the election.....CHANGE IT!

Sincerely,

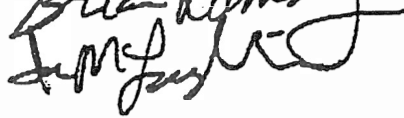


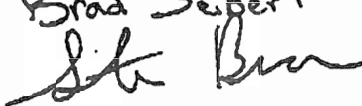
Colleen E. Costello  
24472 Via Del Rio  
Lake Forest, CA 92630

c.c. O.C. Grand Jury

001365


WE ARE OPPOSED TO THE EXPANSION OF THE MUSICK MINIMUM  
SECURITY FACILITY INTO A MAXIMUM SECURITY JAIL

Brian Ramsey 21405 Calle De Oro Lake Forest CA 92646  
 " " " " "

Brad Seibert 21411 CALLE DE ORO L.F. 92630  
 17 Ca Casada, R.S.M.

Archer Turner Archer Turner 24432 Via Del Rio  
 Lake Forest CA


Roberta Fokken Roberta Fokken 24462 Via Del Rio  
 Lake Forest CA

RONALD E. FOKKEN  24462 VIA DEL RIO  
 LAKE FOREST CA

Doug Ebbecke  24522 VIA DEL RIO  
 LAKE FOREST CA 92630

Gaye L. Calcaterra Gaye L. Calcaterra 24512 Via del Rio  
 Lake Forest Ca 92630

Kathleen A. Caso Kathleen A. CASO 24816 Camino Villa Lakeside  
 92643

 CONRAD BULLARD 24552 VIA DEL RIO ELTON  
 92630

~~Susan~~ Susan Morper Susan Morper 24602 Via Del Rio Lake Forest  
 92646

on-gunta Endo 24622 Via Del Rio L.F. Calif 92630

~~James~~ James 21545 VIA INVIERNO LAKE FOREST 92636  
 11 Krane 21461 CALLE DE ORO LAKE FOREST 92630

WE ARE OPPOSED TO THE EXPANSION OF THE MUSICK MINIMUM  
SECURITY FACILITY INTO A MAXIMUM SECURITY JAIL

Curt Brown 24474 Via Aneto, Lake Forest  
~~Wm. H. P. P. JR.~~ 24445 2/1A DEL RIO - LF 92630

Sean Gillespie 24382 Calle Pequeno, Lake Forest

Sharon A. Wosky 34401 Calle Pequeno Lake Forest

Dz7 Wosky 24401 Calle Pequeno Lake Forest

Andrew J. Marget 24391 CALLE PEQUENO LAKE FOREST

L. Zipp 24392 Calle Pequeno, LF 92630

Doris P. Dussley 27322 Via Burgos M V 92641

Ty Garland 24478 Copper Cliff CT. LAKE FOREST 921

Taren Cawley 24815 Bent Tree Ln LAKE FOREST 92

Barbara Bono 22176 TAMA DR LF 92630

Hue A. Fallon 24482 VIA DEL RIO 92630

Stephanie Walden 21432 Calle del Rio 92630

Sharon Reese 21422 Calle del  
Reese

James R. Reese

James H. Reese

Doris West 24412 Calle del Rio LF Forest

001367



## THE IRVINE COMPANY

October 7, 1996

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OCT 07 1996  
Environmental & Project Planning

Paul Lanning, Project Manager  
Environmental and Project Planning  
300 N. Flower Street, Room #321  
P. O. Box 4048  
Santa Ana, CA 92702

Dear Mr. Lanning:

**Re: Musick Jail Expansion DEIR**

1 We have reviewed the subject DEIR and appendices and have enclosed our comments and recommendations on technical issues in two separate sections. It is our understanding that it is the County's objective to design jail buildings to look less institutional and more like office or modern official industrial buildings. Most of our recommendations involve design requirements which would better ensure visual compatibility with the surrounding community and our Spectrum business complex.

2 This response to the DEIR should not be interpreted as support for or opposition to the expansion of the facility. We recognize that this location has generated substantial opposition in the surrounding community. We also fully appreciate the important objective of addressing the public safety issue of over-crowded jail facilities. It is our hope that the EIR process will provide a factual foundation upon which elected policy makers can make an informed final decision.

Thank you for this opportunity to participate in the review process.

Very truly yours,

  
R. J. Cermak  
Senior Director  
Urban Planning and Design

enclosure  
mcl

001368

10/7/96

**SECTION I**  
**IRVINE COMPANY COMMENTS ON**  
**MUSICK JAIL EXPANSION DEIR**

**EIR Page #**

**Comments/Recommendations**

**3**

**p. 73**

**Mitigation Measure 29** - Recommend language be expanded to require bus shelters that match the bus shelters in Irvine Spectrum, which have a white horizontal roof, screened solar collectors, and no advertising.

**4**

**p. 80**

**Exhibit 14 Section Reference Map** - Recommend a cross-section be added through the south boundary to confirm that building setbacks are no less than ten (10) feet, and building heights are no greater than forty (40) feet at the setback line as required for the adjacent Irvine Spectrum property. Buildings greater than forty (40) feet high should be set back at least 20 feet from the property line. Landscaping and wall/fence locations should also be identified in the section.

**5**

**p. 81**

**Mitigation Measure 31** - Recommend added language to require that the landscape plan includes a) landscaping along street frontages to be coordinated with the existing landscape treatments along Alton Parkway and Bake Parkway, using the same plant types. b) a landscaping concept providing a clean, contemporary visual appearance rather than a dramatic individual statement. c) one tree type should dominate, with accents only at project entries.

**6**

**p. 83**

**Exhibit 16 Conceptual Wall/Fence Sketch** - Recommend a minimum dimension of thirty-eight (38) feet from street curb to perimeter wall be added to the diagram for the combined width of the "walk" plus "landscape buffer" along Alton Parkway.

**7**

**p. 84**

**Mitigation Measure 32** - Recommend language be revised to read: "All new buildings at the Musick Jail visible to the public off-site shall be constructed with an "office-appearing" facade. Individual buildings should be one single color within an overall neutral monochromatic color scheme for the site. Roof designs should be non-distinctive forms in neutral colors. Exterior mechanical equipment, including HVAC, electrical equipment, storage tanks, satellite dishes and telecommunications hardware should be screened from off-site views. Equipment screening should be fully integrated into the architectural design of the building and of the same or similar materials and colors.

001369

EIR Page #	Comments
8 [ p. 84	<b>Mitigation Measure 34</b> -Add language to require that perimeter walls should be fully integrated into the architectural design of the building and of the same or similar material and colors. They should be of a solid simple design, without eye-catching patterns or graphics, and finished in one neutral color.
9 [ p. 84	Add a mitigation measure requiring that perimeter signs should fully be limited to simple identification, regulatory and directional signage, design in a comprehensive sign program.
10 [ p. 100	<b>Mitigation Measure 35</b> - Revise language to add the words "and business" to make the requirement more comprehensive.
11 [ p. 104	<b>Mitigation Measure 41</b> -Add language to require that to the extent possible, on-site perimeter lighting and parking lot/parking structure lighting should be consistent in height, spacing, color and type of fixture. Fixtures should be of a clean, contemporary design with zero cut-off shielding. Shoe-box designs are preferred. Tilted light fixtures should not be visible from surrounding streets. Dramatic architectural lighting is inappropriate. Off-site lighting along the Alton Parkway extension should match the existing "cobra" style, cut-off type, high pressure sodium luminaires mounted on "Slim Beauty" davit-shaped steel poles, thirty (30) feet in height.
12 [ p. 183	<b>Mitigation Measure 51</b> - Add language requiring that above ground utilities (such as backflow preventers, transformers, cable television pedestals and irrigation controllers) outside the perimeter walls should be located away from the street edge and screened by shrubs. All utility lines must be underground.
13 [ p. 171	<b>Mitigation Measure 48</b> -The existing language seems to imply that the project would not be required to participate in any existing fee programs (i.e. Corridor, Santiago Canyon Road, FCCP or El Toro Road fee programs). Modify language to require participation in these programs.
14 [ p. 172	A mitigation should be added to require the preparation of a Transportation Management Plan pursuant to the County Transportation Demand Management Ordinance.

004370

10/7/96

**SECTION II  
IRVINE COMPANY COMMENTS  
ON TRAFFIC STUDY  
IN THE APPENDIX OF THE DEIR**

- 15 1. The long range peak hour traffic forecasts utilized a South County Sub-area model. Page I-4 indicated that some adjustments were made to correlate with the El Toro Sub-area Model which was used for ADT forecasts. Documentation should be provided regarding the nature of these adjustments to determine their reasonableness.
- 16 2. The traffic study does not incorporate any Reuse Plans for MCAS (El Toro). It seems that additional traffic runs should be performed to understand the cumulative impacts of the Musick Jail expansion in combination with the preferred El Toro Reuse plan. In this context, a mitigation measure should be included to assure this project's fair share participation in mitigating the cumulative impacts of this use with the adopted El Toro Reuse plan.
- 17 3. The interim year analysis which was used as the basis of determining interim year mitigation measures has assumed the extension of Alton Parkway east of Irvine Blvd. The DEIR discusses in various locations the possibility that this extension might be delayed for various reasons. As such, an additional interim analysis should be performed to determine necessary mitigation measure should the extension be delayed.
- 18 4. No funding sources for assumed interim year improvements are shown in Table II-2. If specific committed funding sources for these improvements can not be identified, these improvements should not be assumed as constructed in the interim traffic analysis.
- 19 5. Four intersections are identified for improvement with Spectrum. Impacts to any landscaping or entry treatments at these intersections should be addressed.

001371

Al Gamarra  
21902 Sioux Dr.  
Lake Forest, CA 92630

October 7, 1996

Mr. Paul Lanning  
Environmental & Project Planning  
300 N. Flower St., Rm. 321  
Santa Ana, CA 92702

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OCT 07 1996

Environmental & Project Planning

Dear Mr. Lanning:

I apologize for submitting my comments on the Musick Draft EIR #564 by fax but due to the short period of response time given it was the only way I could get them to you by today. I have attended both the Scoping and public meeting on the draft EIR held at El Toro High School and appreciate you coming to Lake Forest to present information and receive comments. I know it is a not an easy situation to be in. I will keep my comments fairly general and will not be able to reference specific sections of the EIR since I could only review a loaned copy.

1     • The preparation, review and comment periods were too short. I am not sure how this EIR lines up against similar ones in terms of schedule but I believe the schedule was overly aggressive and that a thorough research of the facts did not occur. In reviewing the history of the Musick facility I find it ironic that it took almost 15 years to open the facility from the time it was initially proposed as a jail farm but has taken only 3 months to research essentially the building of a new jail which will negatively affect the surrounding community.

2     • The EIR did not take into account latest traffic statistics (especially for Flake Pkwy) or the El Toro Reuse EIR. It is difficult to mitigate relevant facts that are not included in the EIR.

3     • The study period to determine the effect of the jail on property values was too short and flawed. It could not determine the impact of the proposed jail expansion because as many people have indicated those properties were already in escrow. The latest LA Times home sales survey indicates that Lake Forest properties have declined.

4     • Alternate jail site proposals do not take into account the possibility of using the El Toro Marine base for a jail. Although Sheriff Gates request for 200 acres was turned down no one has indicated what property could be available. The Governor's Office of Planning and Research has cited that several closed bases are being used for Federal prisons so why not county jails. This would be a very desirable use for the El Toro base and would meet with little resistance.

001372

5

- A detailed explanation of the how the intake and release facility would operate is needed. At what times are the inmates released, are they given any money, how do they secure transportation, etc.,... These is a extremely important process that needs to be specifically defined especially since the rate of released young criminals becoming repeat offenders is so high. I also take exception with Sheriff Gates comments that the facility is needed due to the 18,000 bookings which have occurred within a 10 mile radius of the facility. 15,000 of those bookings were misdemeanors and cannot compare with the number of bookings or higher percentage of violent crime and felony bookings associated with an urban facility like Theo Lacy. Sheriff Gates should be ashamed of himself.

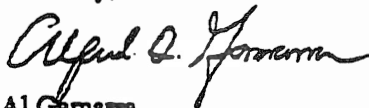
6

- I would like to see a detailed analysis done on why the Musick facility cannot be sold and the proceeds used to secure an alternate jail site away from residential communities. There was some short comment made in the EIR that the facility was used as collateral in the most recent bond sales. I would, however, like this judgment to be rendered by someone directly involved in the county's finance (County Controller or Auditor).

7

I have only been a resident of Lake Forest for one year. In the short time here our family has managed to setup some roots. We are actively involved in our children's schools, the AYSO soccer program and our church. We enjoy the sense of community and feel we have a very safe environment for our children to grow up in. I can tell you that the impact of this jail will be severe. The consultant you contracted to do the study on property values belittled homeowners by saying that the jail was an emotional issue that would have very little economic impact. Well I am not sure what planet your consultant lives on but buying a home is an emotional decision. If the jail goes through our decision will be to leave Lake Forest and more importantly perhaps Orange County. Both my wife and I are degreed professionals in demand. Getting another job will not be difficult. The more important question is how many people like us can Orange County afford to alienate. Once you begin losing skilled workers the economic base starts to die.

Sincerely,



Al Gamarra  
Lake Forest Homeowner

cc:

Supervisor D. Saltarelli  
Supervisor M. Bergeson  
Supervisor J. Silva  
Supervisor R. Stanton  
Supervisor B. Steiner

001373

October 7, 1996

By Facsimile

Mr. Paul Lanning  
Environmental & Project Planning Department  
County of Orange  
300 N. Flower St., Room 321  
Santa Ana, CA 92702

RECEIVED

OCT 07 1996

Environmental & Project Planning

RE: WRITTEN COMMENTS TO EIR #564

Dear Mr. Lanning:

Draft EIR #564, as it currently stands, is inadequate for basing a sound decision on. Instead of presenting as much data as possible from all sides of each issue, it clearly shows a bias that makes it unuseable. To site just a few examples:

1

3.2. Statement of Need. Table 3 on P. 22 & 23 - Shows type of offense booked for, not sentenced for, excludes average number of days released early; leaves out the other 5,822 inmates released early. On P. 23 talks about 882 criminals released early and arrested on new charges during time would have been in jail - excludes any comparison to those released at full term who committed new crimes within a similar time period following their release (maybe it's significantly lower for those on early release and they would have done it at the end of a full sentence anyway). Another review of the numbers presented on P. 26 - 28 shows that if you subtract out Tustin, Orange, Newport Beach and UCI (as the EIR suggests), then subtract out another 20% (70% are in on felonies and 30% of appearances for the 70% are trials in Superior Court), you end up with approximately 15% of the full 71,814 going to court in south county (versus over 69% of the total beds needed in 2006 being in south county - 7572 of 10,911. This, in fact, is in opposition to the EIR's reasoning that the inmates would be closer to their appropriate court to facilitate transportation. There are also no statistics along with those in Table 6 showing how many of those booked were convicted and sentenced, or where those booked live (versus where they go to commit a crime). The statement on P. 27 that "This data strongly suggest that the Musick Jail Expansion is situated appropriately for serving the population of inmates from which the public desires protection." is without statistical validity, pure fabrication.

2

5.9.1. Environmental Setting. The EIR just whizzes past the 1:10 staff-to-inmate ratio with a comment about better training and quality. Does that make it equal to 1:4? What is the recommended and actual for facilities of similar size and inmate population?

3

5.12. Socioeconomic Effects. A study of home prices for 3 months following the announcement of a possible jail (versus the actual building of one) and studies of the area around the Theo Lacy facility are all the studies that could be found? I doubt it.

001374

**3**  
**cont'd)**

On P. 7 of the EIR it states that you don't need to heed my comments or objections, but it does state that your decision must be "supported by substantial evidence.". This draft EIR does not qualify as substantial evidence.

Sincerely,

Joseph G. Hower  
24646 Via Del Rio  
Lake Forest, CA 92630

001375



SHERIFF-CORONER DEPARTMENT  
COUNTY OF ORANGE  
CALIFORNIA

BRAD GATES  
SHERIFF-CORONER

SERVING THE UNINCORPORATED AREAS  
OF ORANGE COUNTY AND THE CITIES OF:

DANA POINT  
LAGUNA HILLS  
LAGUNA NIGUEL  
LAKE FOREST  
MISSION VIEJO

SAN CLEMENTE  
SAN JUAN CAPISTRANO  
STANTON  
VILLA PARK

OFFICE OF SHERIFF-CORONER

PAUL RAMOS  
UNDERSHERIFF

ASSISTANT SHERIFFS  
JOHN HEWITT  
JERRY KRANS  
DENNIS LADUCER  
DOUG STORM

October 7, 1996

RECEIVED

OCT 07 1996

Environmental & Project Planning

Paul Lanning, Project Manager  
Environmental & Project Planning Division  
300 N. Flower St., Room 321  
Santa Ana, CA 92702

Subject: *Draft Environmental Impact Report #564 for the Expansion of the James A. Musick Facility, Relocation of Interim Care Facility, and new Sheriff's Southeast Station*

Dear Mr. Lanning:

1 As a responsible agency, the Sheriff's Department has conducted a thorough review of draft EIR 564 for the proposed expansion of the James A. Musick Facility, relocation of Interim Care Facility, and new Sheriff's Southeast Station. As you are well aware, the Sheriff's Department has been actively involved from the beginning in the preparation of this EIR. We have provided input and review at every stage of the preparation and review process.

Because we have been actively reviewing the document throughout it's preparation, our comments now are relatively few. My staff and I have reviewed all the proposed mitigation measures contained in the EIR and are in agreement with them and will abide by their directives.

2 Our ability to alleviate the overcrowding crisis that exists in the jail system today depends in a large part on our ability to add an adequate number of maximum security beds to house the increasing number of high risk, maximum security inmates entering the jail system. This is where our greatest need has been and continues to be. As of August 1996 the Orange County jail system was operating at 138.6% of its capacity. As a result of the "Three Strikes and You're Out" legislation in which inmates face the possibility of life in prison for conviction of a third felony offense, inmates are choosing to go to trial instead of plea bargaining. Because of this, the time that an inmate stays in jail awaiting trial has significantly increased resulting in sentenced inmates having to be released early to make room for incoming arrestees. There are just not enough beds for all the inmates entering

001376

Mr. Paul Lanning  
October 7, 1996  
Page 2

2  
(cont'd)

the jail system. Additionally, many of the criminals that are released early from their sentences are going out and committing new crimes in the community during the time they should have been in jail serving time for their previous crimes. The number of inmates in 1996 who have been released early and committed new crimes during the time they should have still been in jail from their previous offense is on tract for the number of crimes committed last year - close to 900. Orange County will soon be attracting more and more criminals to our communities who will view Orange County as a place where if you commit a crime and get caught you probably won't have to serve your full court imposed sentence. Is this really the message the people of Orange County want to send?

We look forward to the successful completion of this environmental review period and the ultimate certification of the EIR. Thank you again for the opportunity to participate in this process.

Sincerely,

  
BRAD GATES  
Sheriff-Coroner

BG:km

001377

RIVERSIDE COUNTY

LARRY D. SMITH, SHERIFF



Sheriff

P.O. BOX 512 • RIVERSIDE, CALIFORNIA 92502 • (909) 275-2400 • FAX (909) 275-2428

September 16, 1996

Jerry Krans  
Assistant Sheriff, Corrections  
Orange County Sheriff Coroner  
550 North Flower Street  
Santa Ana, CA 92702-0499

Dear Mr. Krans,

This letter is in response to your request reference possible inmate beds available in Riverside County for out-of-county inmates. Like many correction facilities in California we are under a federal court order to reduce over crowding. Therefore, at this time, we do not have any beds available for out-of- County inmates.

We do not foresee any bed space becoming available in the near future. If we can be of further assistance or if you have additional questions please contact me.

Sincerely yours.

A handwritten signature in cursive script that reads "C. Boytor".

CHARLOTTE BOYTOR, CHIEF DEPUTY  
Corrections Division

CB:jls

001378

## MAYOR

Miguel A. Pulido

## MAYOR PRO TEM

Robert L. Richardson

## COUNCILMEMBERS

Tony Espinoza

Thomas E. Lutz

Patricia A. McGulgan

Lisa Mills

Ted R. Moreno



## CITY OF SANTA ANA

PLANNING &amp; BUILDING AGENCY

206 W. Fourth Street (M-20) • P.O. Box 1988

Santa Ana, California 92702

Fax (714) 973-1461

## CITY MANAGER

David N. Ream

## CITY ATTORNEY

Joseph W. Fletcher

## CLERK OF THE COUNCIL

Janice C. Gury

RECEIVED

OCT 07 1996

Environmental &amp; Project Planning

October 7, 1996

Mr. Paul Lanning  
County of Orange  
Environmental and Project Planning Division  
P.O. Box 4048  
Santa Ana, CA 92702

RE: COMMENTS ON DEIR NO. 564; EXPANSION OF EXISTING JAMES A.  
MUSICK JAIL FACILITY

Dear Mr. Lanning:

The purpose of this letter is to express our agency's comments on the Draft Environmental Impact Report (EIR) for the proposed expansion of the James A. Musick Jail Facility located at 13502 Musick Drive in the City of Irvine. The proposed project includes the expansion of the existing jail from approximately 1,200 plus inmates to a maximum of 7,584 inmates.

1 The EIR includes two alternatives within the City of Santa Ana: 1) expansion of the Main Jail complex in the Civic Center; and 2) release of maximum security inmates at the Intake and Release Center in Santa Ana. We strongly concur with the conclusion in the EIR that implementation of either alternative would be infeasible given the short term and critical nature of bringing jail beds on-line.

From Santa Ana's perspective, expansion of the Main Jail complex by an additional 3,250 inmates would be inappropriate based upon the following preliminary analysis:

Land Use Incompatibility

The proposed alternative to expand the Main Jail complex would disrupt the physical arrangement of established neighborhoods to the immediate north, east and west. The City considers this impact both significant and adverse.

001379

Mr. Paul Lanning  
Comments on DEIR No. 564  
October 7, 1996  
Page 2 of 3

#### Cumulative Loss of Housing

2

In order to expand the existing County jail facility in Santa Ana, the acquisition of land between the facility and Bristol Street would be necessary. This area is an established residential neighborhood and the acquisition of this land would result in significant displacement impacts. Additionally, this acquisition would contribute to the cumulative loss of housing in an area that is currently experiencing overcrowding conditions. If this alternative was to be implemented, a detailed displacement analysis would be warranted as well as a study of the impact to housing facilities in the City of Santa Ana. The City would be opposed to any alternative that would reduce our existing housing stock.

#### Wastewater Facilities

3

The City of Santa Ana Public Works Agency has indicated that the proposed alternative to expand the Main Jail complex would have adverse impacts to the existing sewer system serving that area. The existing trunk system in Bristol Street would require substantial upgrades in order to accommodate the expansion. If this alternative was to be implemented, a detailed sewer study would be warranted to determine the extent of improvements required. The Public Works Agency anticipates extremely high costs would be associated with these improvements. Additionally, coordination with the Orange County Sanitation District would be necessary. The City has no future plans to upgrade the sewer serving this area.

#### Drainage Facilities

4

The Public Works Agency has indicated that there is insufficient drainage capacity to accommodate the requirements of an expansion. Improvements would be necessary to extend the McFadden Avenue Storm Drain northward towards Fifth Street. If this alternative was to be implemented, a detailed drainage analysis would be required.

5

In summary, given the extremely high cost of expansion of the Main Jail complex, the extensive time delay and the significant infrastructure constraints which exist, this site does not meet the County's objective of providing jail beds in the near future.

001380

Mr. Paul Lanning  
Comments on DEIR No. 564  
October 7, 1996  
Page 3 of 3

6 Additionally, based on the 1994 amended California Environmental Quality Act (CEQA) guidelines, Section 15126, Subdivision (d)(5), a key factor in an off-site alternative analysis is whether any of the significant effects of the project would be avoided or substantially lessened. The EIR documents that with mitigation, all potential impacts at the Musick Jail Facility are reduced to levels of insignificance. Due to its relatively remote location, no housing or displacement impacts would occur if the jail were constructed at this location. Conversely, this impact would be significant and adverse with implementation of the Santa Ana site alternative.

7 Second, we concur in the assessment that the transport and release of Musick Facility inmates at the Intake and Release Center in Santa Ana is unwarranted and infeasible. Should this alternative be considered, it is expected that appropriate mitigation measures would be developed to address the increased traffic, parking demand, maintenance and security issues related to additional activity in the Santa Ana Civic Center Complex.

We would appreciate your continued efforts to keep us informed on the status of the project approval and EIR certification. If you have any questions, please contact Maya DeRosa, Environmental Coordinator, at (714) 667-2792.

Sincerely,

  
Robyn Uptegraff  
Executive Director

RU:MD:tr

c: City Manager

001381



Community Development Department

## City of Tustin

October 7, 1996

300 Centennial Way  
Tustin, CA 92780

Mr. Paul Lanning  
Environmental Planning Division  
Orange County Environmental Management Agency  
P.O. Box 4048  
Santa Ana, California 92702-4048

Director  
(714) 573-3031

Planning & Zoning Info.  
(714) 573-3140

Subject: Musick Branch Jail Expansion Draft  
Environmental Impact Report (DEIR)

Building  
(714) 573-3131  
(714) 573-3132

Dear Mr. Lanning:

Housing  
(714) 573-3117

Thank you for your letter dated August 21, 1996, regarding the availability of the Musick Branch Jail DEIR. The letter noted that the DEIR would describe MCAS Tustin as an alternative site for the preferred project.

Code Enforcement  
(714) 573-3134

Business License  
(714) 573-3144

On October 19, 1994, and June 23, 1995, the City of Tustin sent comment letters to the County of Orange stating our objections to any reference to MCAS Tustin as a reasonable and achievable alternative site for the Theo Lacy Jail Expansion. As we commented previously, the possibility of locating the proposed jail facility expansion at MCAS Tustin was rejected by the Tustin Base Closure Task Force and formally opposed by resolutions adopted by the Cities of Tustin and Irvine (see attached). As a result, the County adopted the Final EIR for the Theo Lacy Jail Expansion which rejected the alternative site at MCAS Tustin and acknowledged the infeasibility of this location.

Inspection Requests  
(714) 573-3141

Graffiti Hot Line  
(714) 573-3111

FAX Machine  
(714) 573-3113

Similar to our comments on the Theo Lacy Jail expansion, identifying MCAS Tustin as an alternative site for the Musick Branch Jail expansion is equally unrealistic and infeasible. As you may know, the MCAS Tustin Reuse Plan was recently recommended for approval by the Tustin Base Closure Task Force and will be considered for adoption by the City Council, acting as the Local Redevelopment Authority, later this year. The Reuse Plan does not contain areas that would be compatible for a jail facility nor would there be support for revisions that would allow future entitlement of a jail facility at MCAS Tustin. In addition, the Base Closure Task Force completed the approval process for all of the public

001382

Mr. Paul Lanning  
October 7, 1996  
Page 2

1  
(cont'd)

benefit conveyances that will be transferred to State and local agencies at MCAS Tustin. There is no further opportunity for the County to obtain additional sites through the public conveyance process.

Given the political, jurisdictional, and regulatory obstacles involved in obtaining entitlement for any jail facility at MCAS Tustin, we do not believe that this alternative is reasonable or feasible. The County itself, by rejecting the MCAS Tustin as an alternative site for the Theo Lacy Jail Expansion, acknowledged the infeasibility of this location for a jail facility. As such, we strongly oppose any reference to MCAS Tustin as an alternative site for the Musick Branch Jail expansion and request that the County remove it from the DEIR.

If you have any questions or concerns, please call Rita Westfield, Assistant Community Development Director, at (714) 573-3109.

Sincerely,



Elizabeth A. Binsack  
Community Development Director

cc: Thomas B. Mathews, County of Orange  
George Britton, County of Orange  
William Huston, City of Tustin  
Christine A. Shingleton, City of Tustin  
Dana Ogdon, City of Tustin  
Rita Westfield, City of Tustin  
Karen Peterson, City of Tustin

EL:musick.ltr

001083

## RESOLUTION NO. 92-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUSTIN, CALIFORNIA, STATING THE COUNCIL'S VEHEMENT OPPOSITION TO ANY PROPOSAL TO LOCATE A CORRECTIONAL FACILITY AT THE MARINE CORPS AIR STATION-TUSTIN

The City Council of the City of Tustin, California, DOES HEREBY RESOLVE as follows:

WHEREAS, the United States Congress and the President of the United States has determined that the Marine Corps Air Station (MCAS), Tustin, is surplus to the needs of the military, required the base operations to be relocated and directed the disposal of the Base property according to existing Base Closure Law; and

WHEREAS, Base Closure Law provides that the property be offered to a succession of entities, including other federal agencies, Homeless organizations, and State, County and local governments prior to making it available to private interest; and

WHEREAS, on October 30, 1992, the Department of the Navy began its disposition process by advertising MCAS-Tustin property availability to interested federal agencies. Through that process, the U.S. Department of Justice-Bureau of Prisons has transmitted a proposal to obtain a below market-value interest in a portion of the Base property for the specific purpose of locating a federal correctional facility within MCAS-Tustin. In addition, the Orange County Sheriff's Department has also made specific inquiries about the feasibility of a County jail facility on the site; and

WHEREAS, the City of Tustin has appointed a 17 member Base Closure Task Force comprised of the U.S. Marine Corps, community leaders from the City of Tustin, the County of Orange, the City of Irvine and the City of Santa Ana, to consider issues pertaining to the future reuse of MCAS-Tustin. On December 15, 1992, the Base Closure Task Force formally voiced its direct opposition to any future reuse of the Base property for any type of correctional facility; and

WHEREAS, upon learning of the proposal for a correctional facility, the Base Closure Task Force immediately put forward and approved a motion to formally inform the Tustin City Council, the Department of the Navy, the United States Marine Corps, the U.S. Justice Department, the Federal Bureau of Prisons, the Orange County Board of Supervisors, the Orange County Sheriff's Department and our Legislative representatives in the State including Assemblypersons Tom Umberg, Mickey Conroy, Doris Allen, Nolan Frizzelle, Senator Marian Bergeson, Senator John Lewis and in Washington including Congressman Dornan and Cox and Senator Feinstein and Senator-Elect Boxer of

001384

1  
2 Resolution No. 92-154  
3 Page 2  
4

5  
6 the community's opposition to any siting of any correctional  
7 facility within MCAS-Tustin. Motion passed by a vote of 15  
8 ayes, 1 abstention, with one member failing to vote.


9 NOW THEREFORE, the City Council of the City of Tustin  
10 hereby resolves as follows:

11 1. The City of Tustin City Council shares the concern of  
12 the Base Closure Task Force regarding this matter and  
13 also vehemently opposes any siting of any County,  
14 State or Federal correctional facility at the MCAS-  
15 Tustin property.

16 2. The City Manager is hereby directed to formally  
17 forward to the agencies noted above and any others,  
18 the Base Closure Task Force and City Council's adamant  
19 opposition to the siting of any kind of correctional  
20 facility at the MCAS-Tustin property.

21 PASSED and ADOPTED by the City Council of Tustin this 21st day  
22 of December, 1992.

23  
24  
25  
26  
27  
28  
  
LESLIE ANNE PONTIOUS  
Mayor

  
MARY E. WYNN  
City Clerk

001385

City of Tustin  
RESOLUTION CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF TUSTIN )

RESOLUTION NO. 92-154

Mary E. Wynn, City Clerk and ex-officio Clerk of the City Council of the City of Tustin, California, does hereby certify that the whole number of the members of the City Council is five; that the above and foregoing resolution was passed and adopted at a regular meeting of the City Council held on the 21st day of December, 1992, by the following vote:

COUNCILMEMBER AYES:	Pontious, Potts, Puckett, Saltarelli, Thomas
COUNCILMEMBER NOES:	None
COUNCILMEMBER ABSTAINED:	None
COUNCILMEMBER ABSENT:	None



Valerie Whiteman, Chief Deputy City Clerk  
for Mary E. Wynn, City Clerk

LA 246

Greetings from Los Angeles!  
A clear day in the "Smog Capital" of the  
West Coast brings a smile to residents.

M. Power Giacoletti  
21142 Canada Road 2B  
Lake Forest CA 92650

California Scene  
POSTCARDS



ORANGE COUNTY HAS  
NO MORE ORANGES; BUT  
DOES OUTDO L.A. ON  
A DAILY BASIS WITH  
POLLUTION. WE DO NOT  
NEED MORE OF ANYTHING  
THAT WILL INCREASE  
TRAFFIC. NO TAIL OR  
ANY OTHER  
EXPANSION!

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PAUL LANNING  
300 N. FLOWER ST  
3RD Floor P.O. Box 4048  
SANTA ANA 92702-  
4048

RECEIVED  
OCT 07 1996  
Environmental & Project Planning

001387

Oct 7, 1996

Dear Mr Langing

It seems that Lake Forest has been the pawn in a very political game going on in Orange County. Most of us who live here came to raise our families.

We are all in fear of what could happen if the Musick Jail facilities are expanded.

I am mostly scared of the integrity of the people who associate with the inmates and the values they will bring into our city when they visit here. Many would probably move here.

Its also repulsive to imagine the unsightly building surrounded by barbwire and the "new view" many homeowners in our community will have. What will this do to our property values? How will it affect our children?

Concerned &amp; Scared

Christine Archenberg 001388  
21821 Twinford drive